



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																								
Account	300006118																												
Parcel ID	2001-00-059-001-0-003-00																												
Cadastral ID	2001-059-001-00-0-003-00																												
Property Type	REAL - Real Property																												
Property Class	UR	VI Area	2																										
Tax Area	202 - 1T-LAVERNE-C																												
Name ID	24527																												
ANDAZOLA, VIVIANA																													
PO BOX 973 LAVERNE OK 73848-																													
<b>Parcel Location</b>																													
Situs	00218 N BROADWAY																												
Subdivision	LAVERNE ORIG.																												
Lot/Block	0001 / 0059	Parcel Size	2 - Lots																										
Sec/Twn/Rng	/ / /																												
Neighborhood	200100 - LAVERNE ORIG\MULTI																												
School District	1-LAVERN - 1-LAVERNE																												
<b>Legal Description</b> Lat/Long: 36.71398257 -99.89341768																													
LAVERNE ORIG BLOCK 59 S61' OF LOTS 1-2-3 & S61' OF THE E15' OF LOT 4 BOOK 759 PAGE 640																													
<b>Building Permits</b>																													
<table border="1"> <thead> <tr> <th>Number</th><th>Description</th><th>Opened</th><th>Closed</th><th>Amount</th></tr> </thead> <tbody> <tr> <td></td><td></td><td></td><td></td><td></td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																				
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<b>Exemptions</b>																													
Code	Type	Active	Maximum	Exemption																									
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<b>Parcel Valuation</b>																													
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax																					
Remove Cap	2022	Land Value	2,196	2,196	12%	264	Assessed	3,044	204.53																				
Year Frozen		Improvements	24,407	23,168		2,780	Penalty	0																					
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00																				
TIF Project ID	0	Total Value	26,603	25,364		3,044	Total Taxable	3,044	205.00																				
<b>Assessment History</b>																													
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																						
2025	2025-300006118	ANDAZOLA, VIVIANA	202	26,603	0	2,900	195.00																						
2024	2024-300006118	ANDAZOLA, VIVIANA	202	28,037	0	2,761	184.00																						
2023	2023-300006118	ANDAZOLA, VIVIANA	202	27,062	0	2,630	177.00																						
2022	2022-300006118	ANDAZOLA, VIVIANA	202	20,869	0	2,505	170.00																						
2021	2021-300006118	ANDAZOLA, VIVIANA	202	20,884	0	750	52.00																						
2020	2020-300006118	MONTES, ALONDRA GARCIA	202	18,749	0	715	48.00																						
2019	2019-0006118	MONTES, ALONDRA GARCIA	202	18,749		681	41.00																						
2018	2018-0006118	MONTES, ALONDRA GARCIA	202	20,328		649	39.00																						
2017	2017-0006118	MONTES, ALONDRA GARCIA	202	19,525		617	37.00																						
2016	2016-0006118	MONTES, ALONDRA GARCIA	202	19,525		588	35.00																						
2015	2015-0006118	MONTES, ALONDRA GARCIA	202	19,279		560	33.00																						
2014	2014-0006118	ANDAZOLA, ALMA L. &	202	20,606		534	32.00																						
2013	2013-0006118	ANDAZOLA, ALMA L. &	202	21,049		509	30.00																						



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Lot Data		Square-Foot - LAVERNE ORIGMULTI
Lot Size	61 x 90	
Lot Count		
Units Buildable	2196	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	5,490.00 x .40 = 2,196	
Factor Value		
Adjustments		
Lot Value	2,196	



HOUSE 2/1/2024

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Frame, Stucco 50% Frame, Siding, Wood
Base/Total Area	988 / 988
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	252 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1930 / 96

### GRM Approach

GRM Code	
Gross Rent	
Indicated Value	

### Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

### Direct Comparables

Selection Model	DEFAULT	DEFAULT SELECTION MODEL
Adjustment Model	DEFAULT	DEFAULT ADJUSTMENTS TABLE
Comparables		
Indicated Value		

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	24,197		
Lot Value	2,196		
Indicated Value	26,393	26.71	Per SqFt
Agland Value			
Site Improvements	420		
Total Value	26,813	27.14	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	94.36	Total Misc Impr	+ 4,190
Roofing Adj	+ 4.43	Garage Cost	+ 11,115
Subfloor Adj	+ 0.00	Total RCN	= 120,981
Heat/Cool Adj	+ 1.73	Depreciation ( 80%)	- 96,784
Plumbing Adj	+ 6.45	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 24,197
Adj Base Cost	= 106.96	Lot Value	+ 2,196
Total Area	x 988	Indicated Value	= 26,393
Adjusted Cost	= 105,676	Value Per SqFt	26.71

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	5341	6x4		24	9.78		235
PRCH	Slab Porch - Open	5342	22x8		176	22.47		3,955



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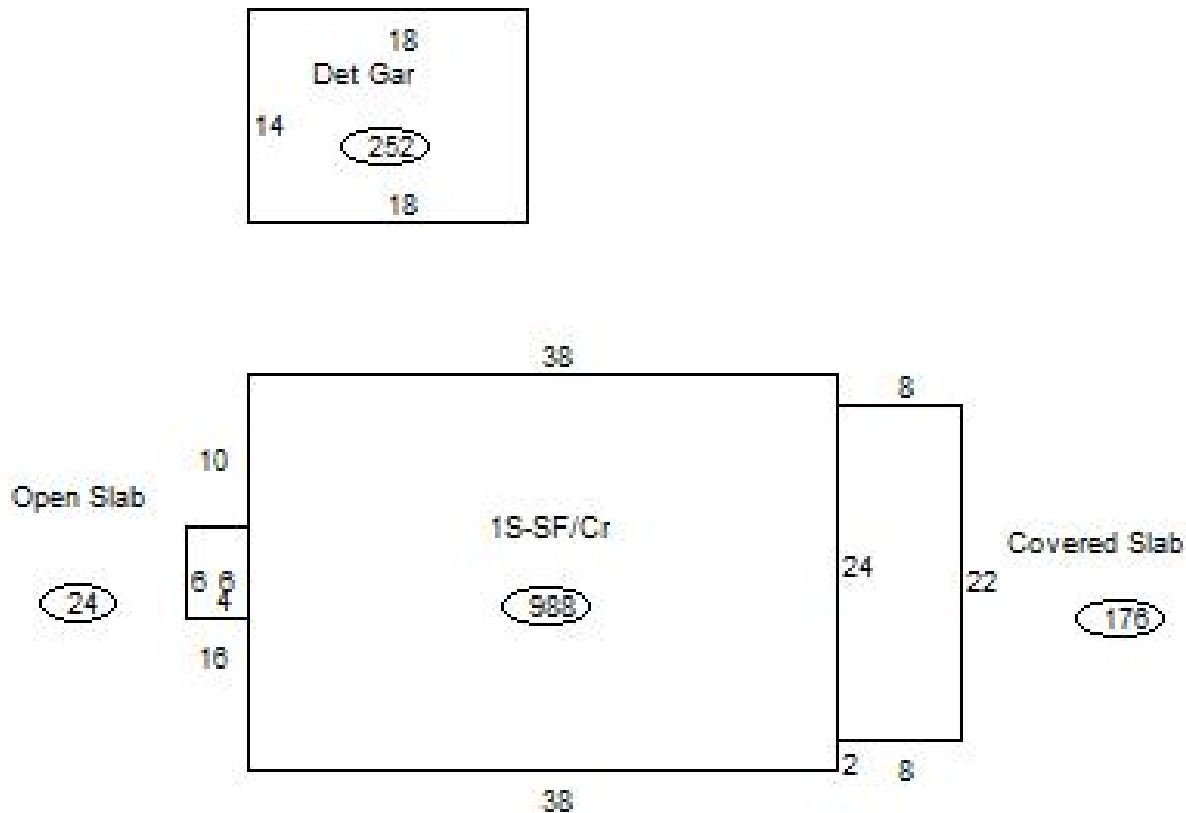
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	988	1.000	988
2	M	PATO		20	Open Slab	24	1.000	24
3	M	PRCH		20	Covered Slab	176	1.000	176
4	G	2		20	Det Gar	252	1.000	252
<b>Total Building Area</b>						988		988



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed - Metal	10x8x6		Formed Metal	80	
	Qual	3	Cond 3	Year	1990	Eff Age	36
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (26.23 x 80)	2,098		2,098	1,678	420