



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300006119 <b>Parcel ID</b> 2001-00-059-005-0-001-00 <b>Cadastral ID</b> 2001-059-005-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 2 <b>Tax Area</b> 202 - 1T-LAVERNE-C <b>Name ID</b> 24938 ROJO, J. GUADALUPE MONTES & ALMA L ANDAZOLA  PO BOX 973 LAVERNE OK 73848-  <b>Parcel Location</b> <b>Situs</b> 00113 NW SECOND ST <b>Subdivision</b> LAVERNE ORIG. <b>Lot/Block</b> 0005 / 0059 <b>Parcel Size</b> 3 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 200100 - LAVERNE ORIG\MULTI <b>School District</b> 1-LAVERN - 1-LAVERNE					<p>2001-00-059-005-0-001-00 01/31/24</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.97307358 -99.86519062 LAVERNE ORIG BLOCK 59 LOTS W 10' OF 4, 5-6-7																																																																																																																									
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Lot Data		Square-Foot - LAVERNE ORIGMULTI	
Lot Size	85 x 140		
Lot Count	3.5		
Units Buildable	4760		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	11,900.00 x .40 = 4,760		
Factor Value			
Adjustments	0.0000		
Lot Value	4,760		



HOUSE 2/1/2024

Residential Data	
Type	1 Single Family Residence
Condition	3.7 - Average
Quality	3.8 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,952 / 1,952
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	8 Metal, Formed Seams
Area on Slab	0
Fixture/RghIn	9 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1930 / 83

### 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		

Cost Approach		Manual :	
Base Cost	86.86	Total Misc Impr	+ 2,686
Roofing Adj	+ 5.70	Garage Cost	+ 16,890
Subfloor Adj	+ 0.00	Total RCN	= 217,860
Heat/Cool Adj	+ 2.13	Depreciation ( 73%)	- 159,037
Plumbing Adj	+ 6.90	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 58,823
Adj Base Cost	= 101.58	Lot Value	+ 4,760
Total Area	x 1,952	Indicated Value	= 63,583
Adjusted Cost	= 198,284	Value Per SqFt	32.57

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	58,823		
Lot Value	4,760		
Indicated Value	63,583	32.57	Per SqFt
Agland Value			
Site Improvements	2,351		
Total Value	65,934	33.78	Total Value Per SqFt

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	5345	6x5		30	11.76		353
PATO	Raised Slab Porch - Open	5347	18x10		180	11.00		1,980
PATO	Slab Porch - Open	5348	6x5		30	11.76		353



Harper

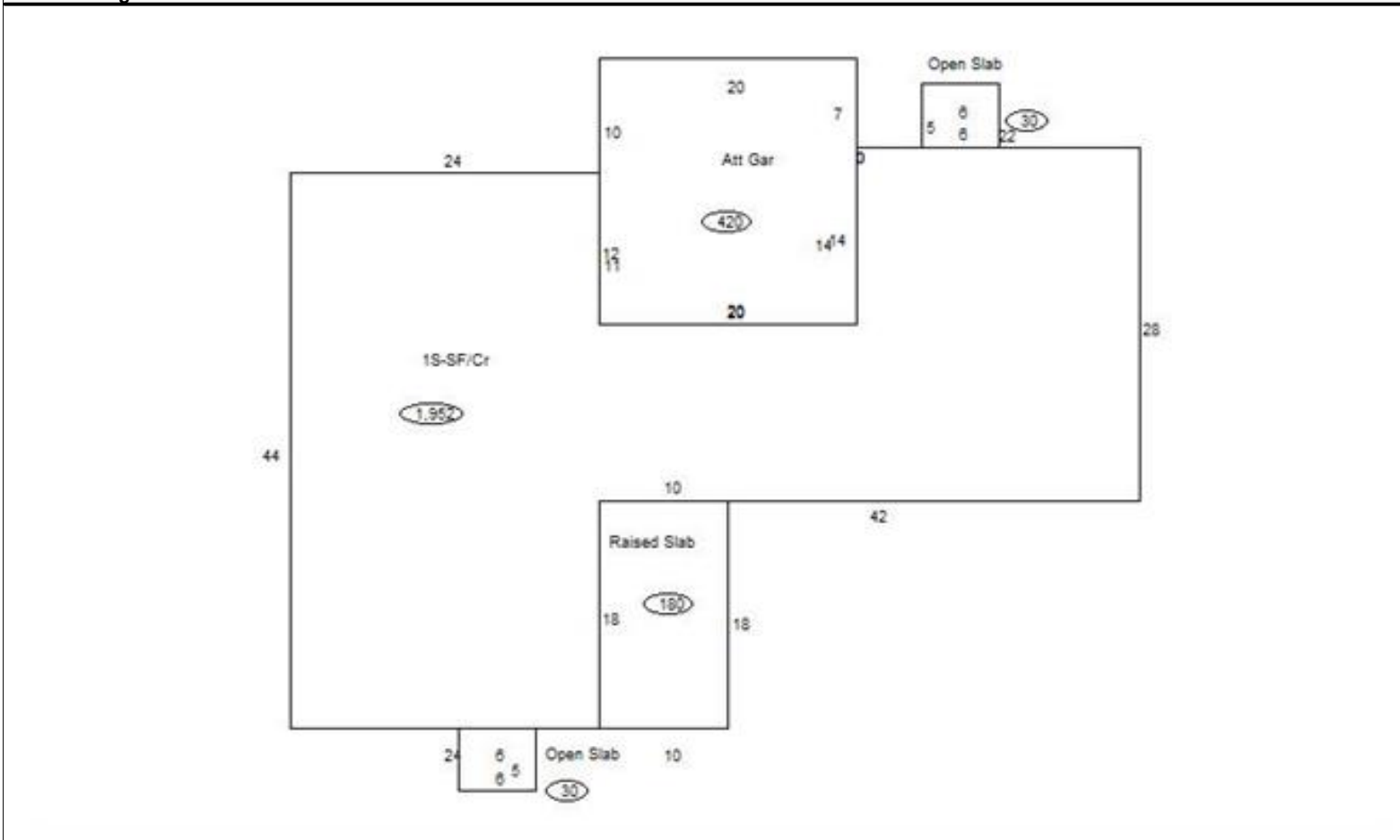
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		13	Open Slab	30	1.000	30
2	G	1		13	Att Gar	420	1.000	420
3	M	PATO		13	Raised Slab	180	1.000	180
4	M	PATO		13	Open Slab	30	1.000	30
5	R	1	Crawl	13	1S-SF/Cr	1,952	1.000	1,952
<b>Total Building Area</b>						1,952		1,952



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	20x18x8		Formed Metal	360
	Qual	3	Cond 3	Year 2014	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (7.94 x 360)		2,858	2,858	1,486	1,372
	SHDS	Shed - Small	26x10x8		Formed Metal	260
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (18.83 x 260)		4,896	4,896	3,917	979