




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:17:45  
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Assessment Data					Primary Image																																																																																																															
<b>Account</b> 300006140 <b>Parcel ID</b> 2001-00-061-001-0-001-00 <b>Cadastral ID</b> 2001-061-001-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 3 <b>Tax Area</b> 202 - 1T-LAVERNE-C <b>Name ID</b> 15206 HERNANDEZ, ELIZABETH  PO BOX 84 LAVERNE OK 73848-0000  <b>Parcel Location</b> <b>Situs</b> 00301 NW SECOND ST <b>Subdivision</b> LAVERNE ORIG. <b>Lot/Block</b> 0001 / 0061 <b>Parcel Size</b> 4 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 200100 - LAVERNE ORIG\MULTI <b>School District</b> 1-LAVERN - 1-LAVERNE					 <p>FRONT OF HOUSE 4/30/2025</p>																																																																																																															
<b>Legal Description</b> Lat/Long: 36.71252847 -99.89526096 LAVERNE ORIG BLOCK 61 LOTS 1 THRU 4																																																																																																																				
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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	100 x 140	<p>2001-00-061-001-0-001-00 04/23/25</p>
Lot Count		
Units Buildable	5600	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	14,000.00 x .40 = 5,600	
Factor Value		
Adjustments		
Lot Value	5,600	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	99% 1 1/2 Story Finished 1% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,410 / 2,103
Style	99% 1 1/2 Story Finished - 1% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	45 Total, 45 Partition
Garage Type	360 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1950 / 76

FRONT OF HOUSE 4/30/2025

GRM Approach	
GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted 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	71.31	Total Misc Impr	+ 5,122
Roofing Adj	+ 2.71	Garage Cost	+ 10,679
Subfloor Adj	+ 0.00	Total RCN	= 206,480
Heat/Cool Adj	+ 10.77	Depreciation ( 74%)	- 152,795
Plumbing Adj	+ 4.66	Lump Sums	+ 0
Basement Adj	+ 1.22	RCNLD	= 53,685
Adj Base Cost	= 90.67	Lot Value	+ 5,600
Total Area	x 2,103	Indicated Value	= 59,285
Adjusted Cost	= 190,679	Value Per SqFt	28.19

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	53,685		
Lot Value	5,600		
Indicated Value	59,285	28.19	Per SqFt
Agland Value			
Site Improvements	1,934		
Total Value	61,219	29.11	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
WODC	Wood Deck - Covered	5409	17x8		136	37.66	5,122



Harper

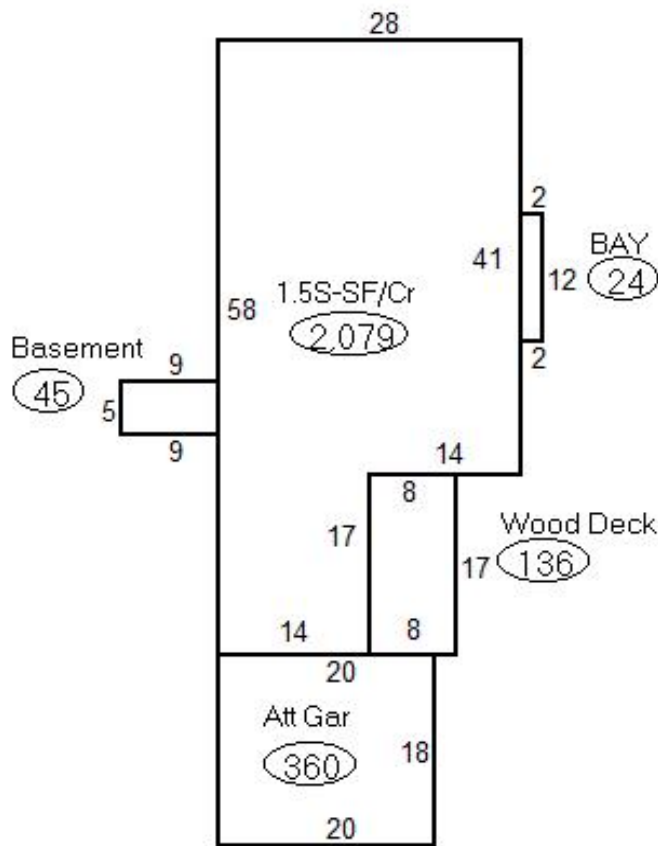
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Sketch Image

300006140



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	B			20	Basement	45	1.000	45
2	G	1		20	Att Gar	360	1.000	360
3	M	WODC		20	Wood Deck	136	1.000	136
4	R	1	Crawl	20	BAY	24	1.000	24
5	R	5	Crawl	20	1.5S-SF/Cr	1,386	1.500	2,079
<b>Total Building Area</b>						1,410		2,103



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Storage 2014	12x8x6		Formed Metal	96	
	Qual	3	Cond 3	Year 2014	Eff Age 12		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (24.56 x 96)		2,358		2,358	1,085	1,273
	PACN	Paving - Concrete Drive	40x12x0			480	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.17 x 480)		2,002		2,002	1,602	400
	SHDS	Yard Shed - Wood	5x8x6		Composition Shingle	40	
	Qual	3	Cond 3	Year 1950	Eff Age 76		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (32.67 x 40)		1,307		1,307	1,046	261