



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	300006147													
Parcel ID	2001-00-061-019-0-001-00													
Cadastral ID	2001-061-019-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	3											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	15212													
MENDEZ, GUS														
P O BOX 1071 LAVERNE OK 73848-0000														
Parcel Location														
Situs	00310 NW FIRST ST													
Subdivision	LAVERNE ORIG.													
Lot/Block	0019 / 0061	Parcel Size	3 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
HOUSE 9/30/2025														
Legal Description Lat/Long: 36.71252101 -99.89730184														
LAWYER ORIG BLOCK 61 LOTS 19-20-21														
Building Permits														
<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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					695/821	DAILING, PATRICIA &	02/14/2014	10,000	21					
					660/316	NEUENSCHWANDER, JAKIE J.	04/27/2010	2,000	21					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	4,200	3,694	12%	443	Assessed	3,283	220.58					
Year Frozen		Improvements	35,808	23,664		2,840	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	40,008	27,358		3,283	Total Taxable	3,283	221.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300006147	MENDEZ, GUS	202	40,008	0	3,127	210.00							
2024	2024-300006147	MENDEZ, GUS	202	42,440	0	2,978	198.00							
2023	2023-300006147	MENDEZ, GUS	202	38,996	0	2,836	190.00							
2022	2022-300006147	MENDEZ, GUS	202	32,894	0	2,701	183.00							
2021	2021-300006147	MENDEZ, GUS	202	23,702	0	1,608	111.00							
2020	2020-300006147	MENDEZ, GUS	202	23,702	0	1,531	104.00							
2019	2019-0006147	MENDEZ, GUS	202	23,702		1,458	87.00							
2018	2018-0006147	MENDEZ, GUS	202	25,762		1,389	83.00							
2017	2017-0006147	MENDEZ, GUS	202	24,817		1,323	79.00							
2016	2016-0006147	MENDEZ, GUS	202	24,817		1,260	75.00							
2015	2015-0006147	MENDEZ, GUS	202	10,000		1,200	72.00							
2014	2014-0006147	DAILING, PATRICIA &	202	21,816		1,735	104.00							
2013	2013-0006147	DAILING, PATRICIA &	202	29,883		1,652	99.00							



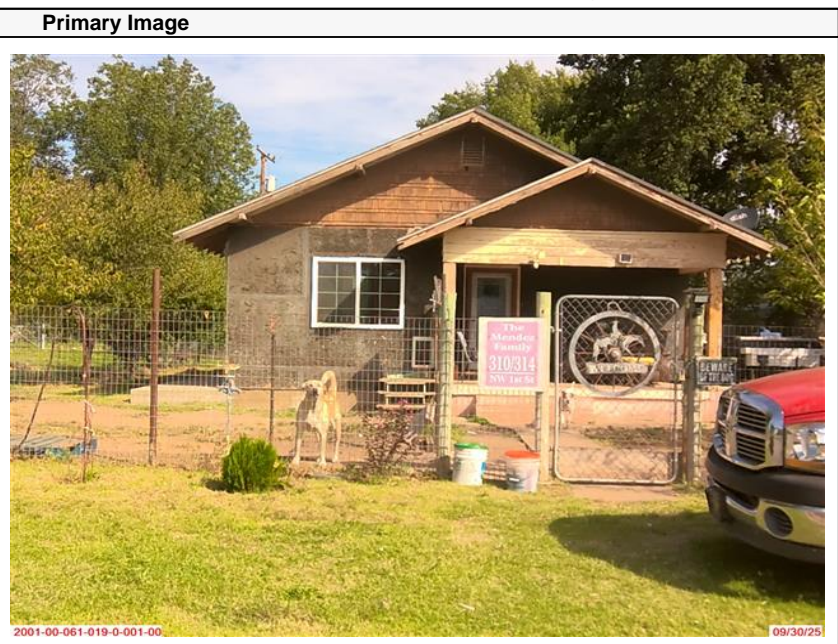
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Lot Data		Square-Foot - LAVERNE ORIGMULTI
Lot Size	75 x 140	
Lot Count		
Units Buildable	4200	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,500.00 x .40 = 4,200	
Factor Value		
Adjustments		
Lot Value	4,200	



HOUSE 9/30/2025

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,472 / 1,472
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1930 / 77

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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	51,146		
Lot Value	4,200		
Indicated Value	55,346	37.60	Per SqFt
Agland Value			
Site Improvements	1,132		
Total Value	56,478	38.37	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	84.10	Total Misc Impr	+ 18,621
Roofing Adj	+ 3.98	Garage Cost	+ 170,487
Subfloor Adj	+ 0.00	Total RCN	= 119,341
Heat/Cool Adj	+ 10.77	Depreciation (70%)	- 0
Plumbing Adj	+ 4.33	Lump Sums	+ 51,146
Basement Adj	+ 0.00	RCNLD	= 4,200
Adj Base Cost	= 103.17	Lot Value	+ 55,346
Total Area	x 1,472	Indicated Value	= 37.60
Adjusted Cost	= 151,866	Value Per SqFt	

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	5436	16x8	2023	128	39.93		5,111
RSPC	Raised Slab Porch - Covered	5435	16x10	2023	160	39.79		6,366
RSPC	Raised Slab Porch - Covered	13569	30x6	2025	180	39.69		7,144



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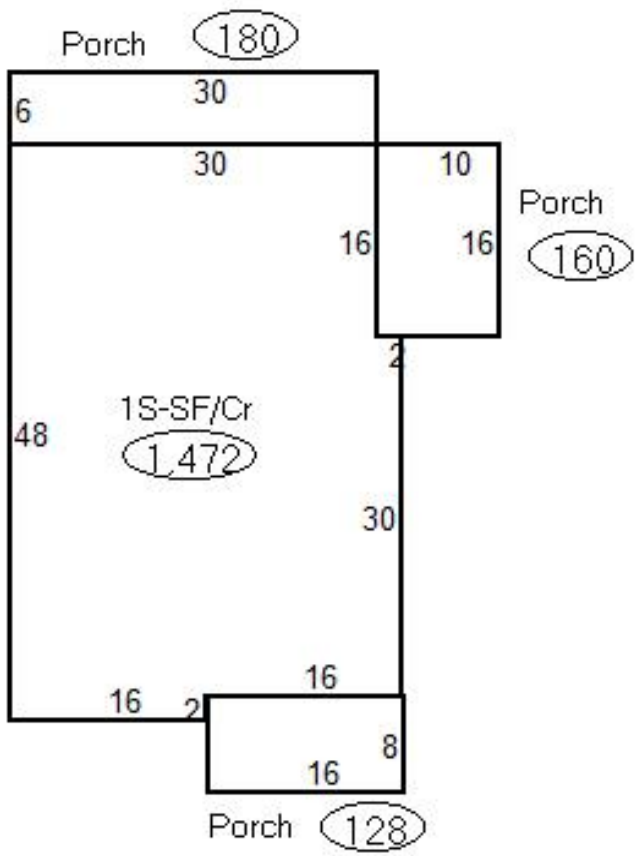
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Sketch Image

300006147



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,472	1.000	1,472
2	M	RSPC		20	Porch	128	1.000	128
3	M	RSPC		20	Porch	160	1.000	160
4	M	RSPC		20	Porch	180	1.000	180
Total Building Area						1,472		1,472



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PACN	Paving - Concrete	38x6x0			228	
	Qual	3	Cond 3	Year 2025	Eff Age 1		
		Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
		Base Cost (5.23 x 228)	1,192		1,192	60	1,132