




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 300006160 Parcel ID 2001-00-062-022-0-001-00 Cadastral ID 2001-062-022-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 25262 CORDOVA, IGNACIO ERIC HERNANDEZ AND ANEL COELLAR SANCHEZ P O BOX 1154 LAVERNE OK 73848- Parcel Location Situs 00402 NW FIRST ST Subdivision LAVERNE ORIG. Lot/Block 0022 / 0062 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					 <p>2001-00-062-022-0-001-00 04/23/25</p> <p>FRONT OF HOUSE 4/30/2025</p>																																																																																																																				
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Lot Data		Square-Foot - LAVERNE ORIGMULTI	
Lot Size	68 x 140		
Lot Count			
Units Buildable	3808		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	9,520.00 x .40 = 3,808		
Factor Value			
Adjustments			
Lot Value	3,808		



FRONT OF HOUSE 4/30/2025

Residential Data	
Type	1 Single Family Residence
Condition	3.75 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,593 / 1,593
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	6 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	552 Carport - Gable Roof
Remodel	
Year/Eff Age	1940 / 73

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	87.18	Total Misc Impr	+ 9,635
Roofing Adj	+ 4.48	Garage Cost	+ 6,066
Subfloor Adj	+ 0.00	Total RCN	= 189,959
Heat/Cool Adj	+ 12.33	Depreciation (72%)	- 136,771
Plumbing Adj	+ 5.40	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 53,188
Adj Base Cost	= 109.39	Lot Value	+ 3,808
Total Area	x 1,593	Indicated Value	= 56,996
Adjusted Cost	= 174,258	Value Per SqFt	35.78

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	53,188		
Lot Value	3,808		
Indicated Value	56,996	35.78	Per SqFt
Agland Value			
Site Improvements	4,607		
Total Value	61,603	38.67	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	5489	16x8	1940	128	24.79		3,173
WODC	Wood Deck - Covered	5490	16x10	2000	160	40.39		6,462



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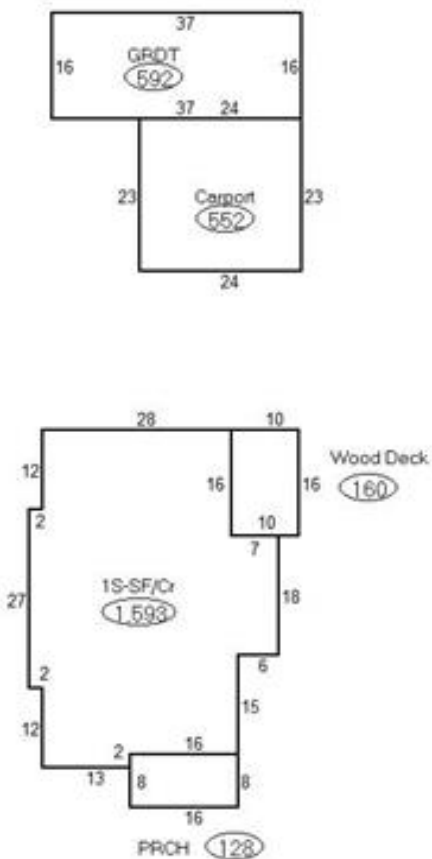
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Sketch Image

300006160



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	PRCH	128	1.000	128
2	M	WODC		20	Wood Deck	160	1.000	160
3	R	1	Crawl	20	1S-SF/Cr	1,593	1.000	1,593
4	G	3		20	Carport	552	1.000	552
5	O	GRDT		20	GRDT	592	1.000	592
Total Building Area						1,593		1,593



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PACN	Paving - Concrete Drive	35x12x0			420	
	Qual	3	Cond 3	Year 1990	Eff Age 36		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (4.17 x 420)	1,751		1,751	1,401	350
	PACN	Paving - Concrete Walkways	64x3x0			192	
	Qual	3	Cond 3	Year 1990	Eff Age 36		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (5.75 x 192)	1,104		1,104	883	221
	GRDT	Garage - Detached	37x16x8	Concrete	Composition Shingle	592	
	Qual	3	Cond 4	Year 1940	Eff Age 69		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ 0% Func)	RCNLD
		Base Cost (34.09 x 592)	20,181		20,181	16,145	4,036