




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:18:24
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Assessment Data					Primary Image																																																																																																																				
Account 300006183 Parcel ID 2001-00-064-027-0-001-00 Cadastral ID 2001-064-027-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 25603 MIRANDA, JOSE GUADALUPE PLATA AND BLANCA ESTELA BENITEZ MARTINEZ P O BOX 804 LAVERNE OK 73848- Parcel Location Situs 00304 N KANSAS Subdivision LAVERNE ORIG. Lot/Block 0027 / 0064 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					 <p>FRONT OF HOUSE 4/30/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.71146299 -99.89784534 LAVERNE ORIG BLOCK 64 LOTS E 20' OF 27; ALL 28-29-30 BOOK 783 PAGE 379																																																																																																																									
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Lot Data		Square-Foot - LAVERNE ORIGMULTI
Lot Size	95	x 140
Lot Count		
Units Buildable	5320	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	13,300.00 x .40 = 5,320	
Factor Value		
Adjustments		
Lot Value	5,320	



Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Asbestos Siding
Base/Total Area	1,325 / 1,325
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	520 Carport - Gable Roof
Remodel	
Year/Eff Age	1940 / 78

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	82.56	Total Misc Impr	+ 1,773
Roofing Adj	+ 4.08	Garage Cost	+ 4,358
Subfloor Adj	+ 0.00	Total RCN	= 141,573
Heat/Cool Adj	+ 10.77	Depreciation (75%)	- 106,180
Plumbing Adj	+ 4.81	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 35,393
Adj Base Cost	= 102.22	Lot Value	+ 5,320
Total Area	x 1,325	Indicated Value	= 40,713
Adjusted Cost	= 135,442	Value Per SqFt	30.73

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	35,393		
Lot Value	5,320		
Indicated Value	40,713	30.73	Per SqFt
Agland Value			
Site Improvements	2,636		
Total Value	43,349	32.72	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	Slab Porch - Covered	5572	13x6		78	22.73	1,773



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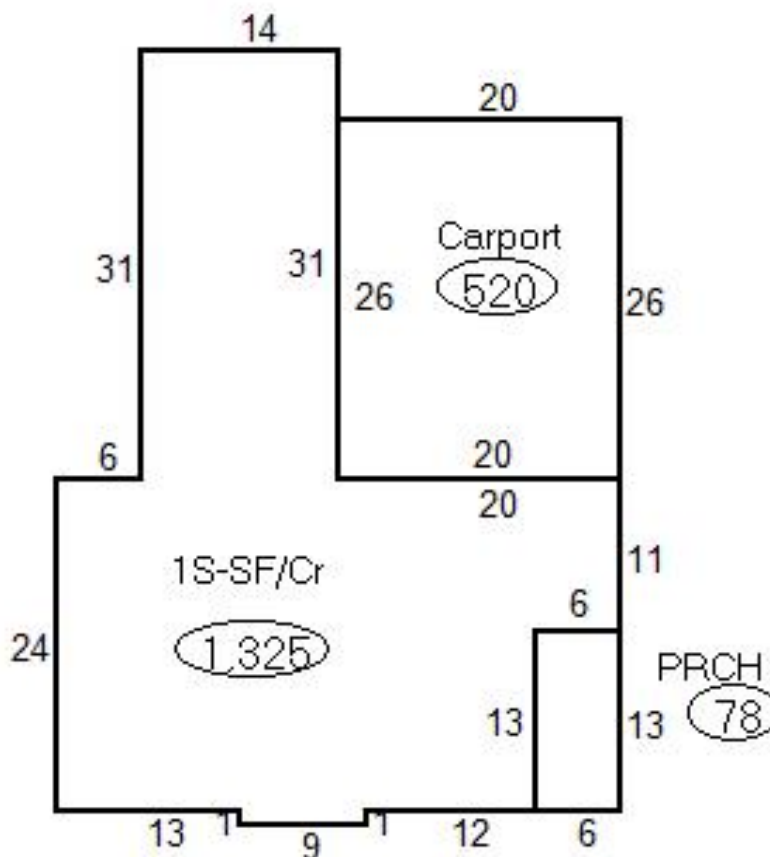
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Sketch Image

300006183



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	PRCH	78	1.000	78
2	G	3		20	Carport	520	1.000	520
3	R	1	Crawl	20	1S-SF/Cr	1,325	1.000	1,325
Total Building Area						1,325		1,325



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GRDT	Garage - Detached	20x16x0		Galvanized Metal	320	
	Qual	3	Cond 3	Year 1940	Eff Age 86		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ 0% Func)	RCNLD
	Base Cost (39.75 x 320)		12,720		12,720	10,176	2,544
	PACN	Paving - Concrete WALKWAY	20x3x0			60	
	Qual	3	Cond 3	Year 1940	Eff Age 86		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (7.64 x 60)		458		458	366	92