




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:18:26  
 Page 1

Assessment Data					Primary Image																																																																																																																			
<b>Account</b> 300006185 <b>Parcel ID</b> 2001-00-065-004-0-001-00 <b>Cadastral ID</b> 2001-065-004-00-0-001-00 <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> 24508 SICAJAU AGUILAR, RIGOBERTO TOMAS & MARIA MAGDALENA MORALES CHITIC  P.O. BOX 408 LAVERNE OK 73848-  <b>Parcel Location</b> <b>Situs</b> 00409 NW THIRD ST <b>Subdivision</b> LAVERNE ORIG. <b>Lot/Block</b> 0004 / 0065 Parcel Size 3 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 200100 - LAVERNE ORIG\MULTI <b>School District</b> 1-LAVERN - 1-LAVERNE					 <p>HOUSE 4/24/2025</p>																																																																																																																			
<b>Legal Description</b> Lat/Long: 36.70528163 -99.89207187 LAVERNE ORIG BLOCK 65 LOTS 4-5-6 BOOK 759 PAGE 303																																																																																																																								
<b>Exemptions</b> <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						<b>Building Permits</b> <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																																																																																																
Code	Type	Active	Maximum	Exemption																																																																																																																				
Number	Description	Opened	Closed	Amount																																																																																																																				
<b>Parcel Valuation</b> <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>67.190</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2022</td> <td>Land Value 4,200</td> <td>3,735</td> <td>12%</td> <td>448</td> <td>Assessed</td> <td>9,480</td> <td>636.96</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements 79,287</td> <td>75,272</td> <td></td> <td>9,032</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 83,487</td> <td>79,007</td> <td></td> <td>9,480</td> <td>Total Taxable</td> <td>9,480</td> <td>637.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	Remove Cap	2022	Land Value 4,200	3,735	12%	448	Assessed	9,480	636.96	Year Frozen		Improvements 79,287	75,272		9,032	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 83,487	79,007		9,480	Total Taxable	9,480	637.00	<b>Sale History</b> <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>759/303</td> <td>WINGERTER, HAZEL V.</td> <td>03/31/2021</td> <td>65,000</td> <td>Q</td> </tr> <tr> <td>546/517</td> <td>BERRY, RUTH</td> <td>06/17/1999</td> <td>58,000</td> <td>Q</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	759/303	WINGERTER, HAZEL V.	03/31/2021	65,000	Q	546/517	BERRY, RUTH	06/17/1999	58,000	Q																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax																																																																																																																
Remove Cap	2022	Land Value 4,200	3,735	12%	448	Assessed	9,480	636.96																																																																																																																
Year Frozen		Improvements 79,287	75,272		9,032	Penalty	0																																																																																																																	
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																																																																																																
TIF Project ID	0	Total Value 83,487	79,007		9,480	Total Taxable	9,480	637.00																																																																																																																
Bk/Pg	Grantor	Date	Price	Code																																																																																																																				
759/303	WINGERTER, HAZEL V.	03/31/2021	65,000	Q																																																																																																																				
546/517	BERRY, RUTH	06/17/1999	58,000	Q																																																																																																																				
<b>Assessment History</b> <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>2025-300006185</td> <td>SICAJAU AGUILAR, RIGOBERTO TOMAS &amp;</td> <td>202</td> <td>83,487</td> <td>0</td> <td>9,030</td> <td>607.00</td> </tr> <tr> <td>2024</td> <td>2024-300006185</td> <td>SICAJAU AGUILAR, RIGOBERTO TOMAS &amp;</td> <td>202</td> <td>90,754</td> <td>0</td> <td>8,600</td> <td>572.00</td> </tr> <tr> <td>2023</td> <td>2023-300006185</td> <td>SICAJAU AGUILAR, RIGOBERTO TOMAS &amp;</td> <td>202</td> <td>84,410</td> <td>0</td> <td>8,190</td> <td>550.00</td> </tr> <tr> <td>2022</td> <td>2022-300006185</td> <td>SICAJAU AGUILAR, RIGOBERTO TOMAS &amp;</td> <td>202</td> <td>65,000</td> <td>0</td> <td>7,800</td> <td>528.00</td> </tr> <tr> <td>2021</td> <td>2021-300006185</td> <td>AGUILAR, RIGOBERTO TOMAS SICAJAU &amp;</td> <td>202</td> <td>86,830</td> <td>0</td> <td>8,101</td> <td>559.00</td> </tr> <tr> <td>2020</td> <td>2020-300006185</td> <td>WINGERTER, ELMER &amp;</td> <td>202</td> <td>86,830</td> <td>0</td> <td>7,715</td> <td>523.00</td> </tr> <tr> <td>2019</td> <td>2019-0006185</td> <td>WINGERTER, ELMER &amp;</td> <td>202</td> <td>88,445</td> <td></td> <td>6,348</td> <td>379.00</td> </tr> <tr> <td>2018</td> <td>2018-0006185</td> <td>WINGERTER, ELMER &amp;</td> <td>202</td> <td>96,818</td> <td></td> <td>6,348</td> <td>379.00</td> </tr> <tr> <td>2017</td> <td>2017-0006185</td> <td>WINGERTER, ELMER &amp;</td> <td>202</td> <td>96,310</td> <td></td> <td>6,348</td> <td>379.00</td> </tr> <tr> <td>2016</td> <td>2016-0006185</td> <td>WINGERTER, ELMER &amp;</td> <td>202</td> <td>97,973</td> <td></td> <td>6,348</td> <td>379.00</td> </tr> <tr> <td>2015</td> <td>2015-0006185</td> <td>WINGERTER, ELMER &amp;</td> <td>202</td> <td>100,012</td> <td></td> <td>6,348</td> <td>379.00</td> </tr> <tr> <td>2014</td> <td>2014-0006185</td> <td>WINGERTER, ELMER &amp;</td> <td>202</td> <td>108,772</td> <td></td> <td>6,348</td> <td>379.00</td> </tr> <tr> <td>2013</td> <td>2013-0006185</td> <td>WINGERTER, ELMER &amp;</td> <td>202</td> <td>127,748</td> <td></td> <td>5,960</td> <td>356.00</td> </tr> </tbody> </table>									Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-300006185	SICAJAU AGUILAR, RIGOBERTO TOMAS &	202	83,487	0	9,030	607.00	2024	2024-300006185	SICAJAU AGUILAR, RIGOBERTO TOMAS &	202	90,754	0	8,600	572.00	2023	2023-300006185	SICAJAU AGUILAR, RIGOBERTO TOMAS &	202	84,410	0	8,190	550.00	2022	2022-300006185	SICAJAU AGUILAR, RIGOBERTO TOMAS &	202	65,000	0	7,800	528.00	2021	2021-300006185	AGUILAR, RIGOBERTO TOMAS SICAJAU &	202	86,830	0	8,101	559.00	2020	2020-300006185	WINGERTER, ELMER &	202	86,830	0	7,715	523.00	2019	2019-0006185	WINGERTER, ELMER &	202	88,445		6,348	379.00	2018	2018-0006185	WINGERTER, ELMER &	202	96,818		6,348	379.00	2017	2017-0006185	WINGERTER, ELMER &	202	96,310		6,348	379.00	2016	2016-0006185	WINGERTER, ELMER &	202	97,973		6,348	379.00	2015	2015-0006185	WINGERTER, ELMER &	202	100,012		6,348	379.00	2014	2014-0006185	WINGERTER, ELMER &	202	108,772		6,348	379.00	2013	2013-0006185	WINGERTER, ELMER &	202	127,748		5,960	356.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																	
2025	2025-300006185	SICAJAU AGUILAR, RIGOBERTO TOMAS &	202	83,487	0	9,030	607.00																																																																																																																	
2024	2024-300006185	SICAJAU AGUILAR, RIGOBERTO TOMAS &	202	90,754	0	8,600	572.00																																																																																																																	
2023	2023-300006185	SICAJAU AGUILAR, RIGOBERTO TOMAS &	202	84,410	0	8,190	550.00																																																																																																																	
2022	2022-300006185	SICAJAU AGUILAR, RIGOBERTO TOMAS &	202	65,000	0	7,800	528.00																																																																																																																	
2021	2021-300006185	AGUILAR, RIGOBERTO TOMAS SICAJAU &	202	86,830	0	8,101	559.00																																																																																																																	
2020	2020-300006185	WINGERTER, ELMER &	202	86,830	0	7,715	523.00																																																																																																																	
2019	2019-0006185	WINGERTER, ELMER &	202	88,445		6,348	379.00																																																																																																																	
2018	2018-0006185	WINGERTER, ELMER &	202	96,818		6,348	379.00																																																																																																																	
2017	2017-0006185	WINGERTER, ELMER &	202	96,310		6,348	379.00																																																																																																																	
2016	2016-0006185	WINGERTER, ELMER &	202	97,973		6,348	379.00																																																																																																																	
2015	2015-0006185	WINGERTER, ELMER &	202	100,012		6,348	379.00																																																																																																																	
2014	2014-0006185	WINGERTER, ELMER &	202	108,772		6,348	379.00																																																																																																																	
2013	2013-0006185	WINGERTER, ELMER &	202	127,748		5,960	356.00																																																																																																																	



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:18:26  
 Page 2

Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
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	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Plywood or Ha
Base/Total Area	2,024 / 2,024
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,024
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1980 / 55

HOUSE 4/24/2025

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	73.13	Total Misc Impr	+ 2,476
Roofing Adj	+ 3.56	Garage Cost	+ 9,040
Subfloor Adj	+ 0.00	Total RCN	= 192,482
Heat/Cool Adj	+ 8.78	Depreciation ( 63%)	- 121,264
Plumbing Adj	+ 3.94	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 71,218
Adj Base Cost	= 89.41	Lot Value	+ 4,200
Total Area	x 2,024	Indicated Value	= 75,418
Adjusted Cost	= 180,966	Value Per SqFt	37.26

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	71,218		
Lot Value	4,200		
Indicated Value	75,418	37.26	Per SqFt
Agland Value			
Site Improvements	6,980		
Total Value	82,398	40.71	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	5580	14x4	1980	56	17.99		1,007
PATO	Slab Porch - Open	5581	20x9	1980	180	8.16		1,469



Harper

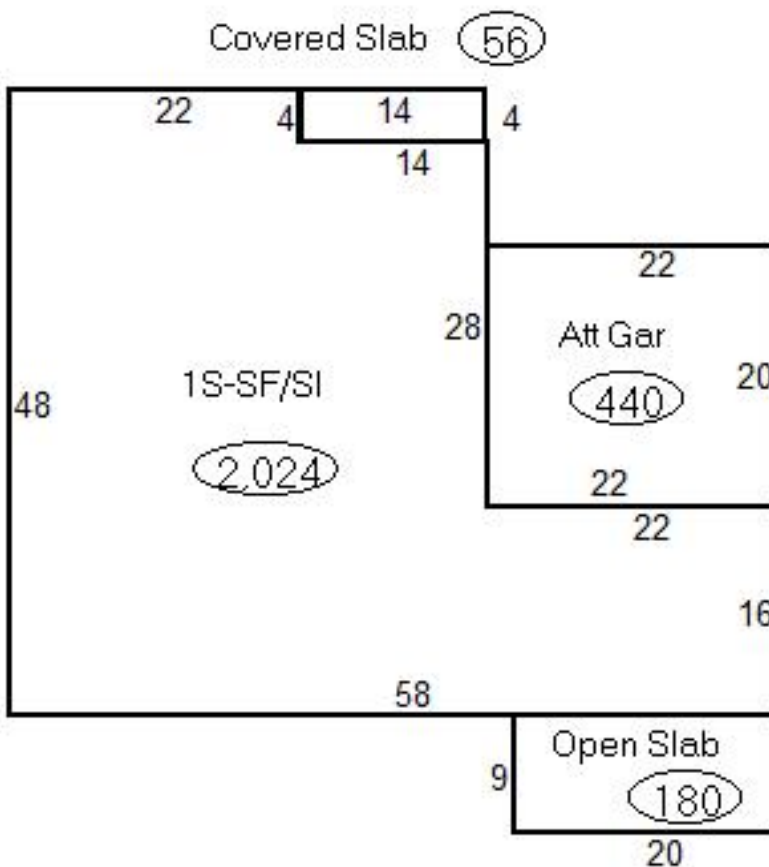
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:18:26  
 Page 3

Sketch Image

300006185



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		20	Att Gar	440	1.000	440
2	M	PRCH		20	Covered Slab	56	1.000	56
3	M	PATO		20	Open Slab	180	1.000	180
4	R	1	Slab	20	1S-SF/Sl	2,024	1.000	2,024
<b>Total Building Area</b>						2,024		2,024



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:18:26  
Page 4

300006185

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small / WOOD/ GREEN ROOF	16x10x8	Base	Formed Metal	160
	Qual	4	Cond 4	Year 2013	Eff Age 10	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (42% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (22.59 x 160)	3,614		3,614	1,518	2,096
	PACN	Paving - Concrete Drive	46x20x0	Concrete		920
	Qual	4	Cond 4	Year 1970	Eff Age 45	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (5.13 x 920)	4,720		4,720	3,776	944
	PACN	Paving - Concrete Walks	17x3x0	Concrete		51
	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 (7.78 x 51)	397		397	318	79
	GRDT	Garage - Detached	18x15x8	Concrete	Composition Shingle	270
	Qual	3.5	Cond 3.5	Year 1970	Eff Age 51	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (72% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (51.07 x 270)	13,789		13,789	9,928	3,861