




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:18:58  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300006219 <b>Parcel ID</b> 2001-00-068-017-0-001-00 <b>Cadastral ID</b> 2001-068-017-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 2 <b>Tax Area</b> 202 - 1T-LAVERNE-C <b>Name ID</b> 15076 ECHEVARIA, SALVADOR & ROSA GARCIA  116 SW 2ND STREET LAVERNE OK 73848-0000  <b>Parcel Location</b> <b>Situs</b> 00212 NW SECOND ST <b>Subdivision</b> LAVERNE ORIG. <b>Lot/Block</b> 0017 / 0068 <b>Parcel Size</b> 2 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 200100 - LAVERNE ORIG\MULTI <b>School District</b> 1-LAVERN - 1-LAVERNE					 <p>HOUSE 2/1/2024</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.71339427 -99.89788517 LAVERNE ORIG BLOCK 68 LOTS 17-18 BOOK 777 PAGE 572																																																																																																																									
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 Page 2

Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	50 x 140	
Lot Count		
Units Buildable	2800	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	7,000.00 x .40 = 2,800	
Factor Value		
Adjustments		
Lot Value	2,800	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	560 / 560
Style	100% One Story
HVAC	1 Wall Air Conditioners (Count)
Roof Cover	8 Metal, Formed Seams
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 86

HOUSE 2/1/2024

### GRM Approach

GRM Code	
Gross Rent	
Indicated Value	

### Multiple Regression

MRA Code	
Adusted 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	14,098		
Lot Value	2,800		
Indicated Value	16,898	30.18	Per SqFt
Agland Value			
Site Improvements			
Total Value	16,898	30.18	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	106.41	Total Misc Impr	+ 1,095
Roofing Adj	+ 6.12	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 70,490
Heat/Cool Adj	+ 0.00	Depreciation ( 80%)	- 56,392
Plumbing Adj	+ 11.39	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 14,098
Adj Base Cost	= 123.92	Lot Value	+ 2,800
Total Area	x 560	Indicated Value	= 16,898
Adjusted Cost	= 69,395	Value Per SqFt	30.18

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Open	5693	8x6		48	22.81		1,095



Harper

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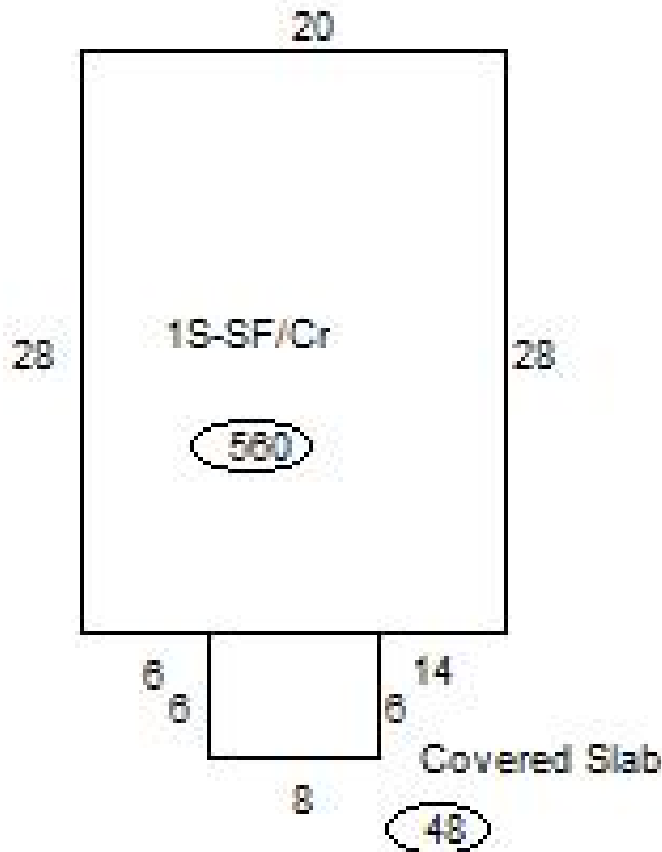
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Page 3

Sketch Image

300006219



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	560	1.000	560
2	M	PRCH		20	Covered Slab	48	1.000	48
<b>Total Building Area</b>						560		560