



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																												
<b>Account</b> 300006223 <b>Parcel ID</b> 2001-00-069-003-0-001-00 <b>Cadastral ID</b> 2001-069-003-00-0-001-00 <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> 25785 CALDERON, IVAN  4016 SW 25TH ST. OKLAHOMA CITY OK 73108-  <b>Parcel Location</b> <b>Situs</b> 00303 N BROADWAY <b>Subdivision</b> LAVERNE ORIG. <b>Lot/Block</b> 0003 / 0069 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 200100 - LAVERNE ORIG\MULTI <b>School District</b> 1-LAVERN - 1-LAVERNE					<p>2001-00-069-003-0-001-00 01/30/24</p>																																												
HOUSE										2/1/2024																																							
Legal Description					Building Permits																																												
Lat/Long: 36.71106245 -99.89799201					<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 colspan="5">LAVERNE ORIG BLOCK 69 LOT S 55' OF 3-4</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	LAVERNE ORIG BLOCK 69 LOT S 55' OF 3-4																																		
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Parcel Valuation																																																	
Source		REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax																																								
Remove Cap			2,200	2,200	12%	264	Assessed	4,387	294.76																																								
Year Frozen			34,358	34,358		4,123	Penalty	0																																									
Uncapped Value		0	0	0		0	Exemption	0	0.00																																								
TIF Project ID		0	36,558	36,558		4,387	Total Taxable	4,387	295.00																																								
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																										
2025	2025-300006223	CALDERON, IVAN	202	36,558	0	4,387	295.00																																										
2024	2024-300006223	ARAGON, PERLA	202	40,598	0	4,191	279.00																																										
2023	2023-300006223	ARAGON, PERLA	202	41,087	0	3,992	268.00																																										
2022	2022-300006223	ARAGON, PERLA	202	33,184	0	3,802	257.00																																										
2021	2021-300006223	ARAGON, PERLA	202	33,118	0	3,621	250.00																																										
2020	2020-300006223	ARAGON, PERLA	202	34,624	0	3,448	234.00																																										
2019	2019-0006223	ARAGON, PERLA	202	34,624		3,285	196.00																																										
2018	2018-0006223	ARAGON, PERLA	202	37,420		3,128	187.00																																										
2017	2017-0006223	ARAGON, PERLA	202	35,868		2,979	178.00																																										
2016	2016-0006223	ARAGON, PERLA	202	35,868		2,837	169.00																																										
2015	2015-0006223	ARAGON, PERLA	202	22,518		2,702	161.00																																										
2014	2014-0006223	ARAGON, PERLA	202	37,954		2,450	146.00																																										
2013	2013-0006223	LARA, JOSE LUIS &	202	38,355		2,334	139.00																																										




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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	55 x 100	
Lot Count		
Units Buildable	2200	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	5,500.00 x .40 = 2,200	
Factor Value		
Adjustments		
Lot Value	2,200	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Plywood or Ha
Base/Total Area	1,240 / 1,240
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 78

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	

Cost Approach		Manual :	
Base Cost	94.13	Total Misc Impr	+ 7,662
Roofing Adj	+ 4.15	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 141,458
Heat/Cool Adj	+ 1.73	Depreciation ( 75%)	- 106,094
Plumbing Adj	+ 7.90	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 35,364
Adj Base Cost	= 107.90	Lot Value	+ 2,200
Total Area	x 1,240	Indicated Value	= 37,564
Adjusted Cost	= 133,796	Value Per SqFt	30.29

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	35,364		
Lot Value	2,200		
Indicated Value	37,564	30.29	Per SqFt
Agland Value			
Site Improvements	92		
Total Value	37,656	30.37	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1	1	4,783.32		4,783
EPSW	Enclosed Porch - Solid Wall	5699	8x6		48	59.98		2,879



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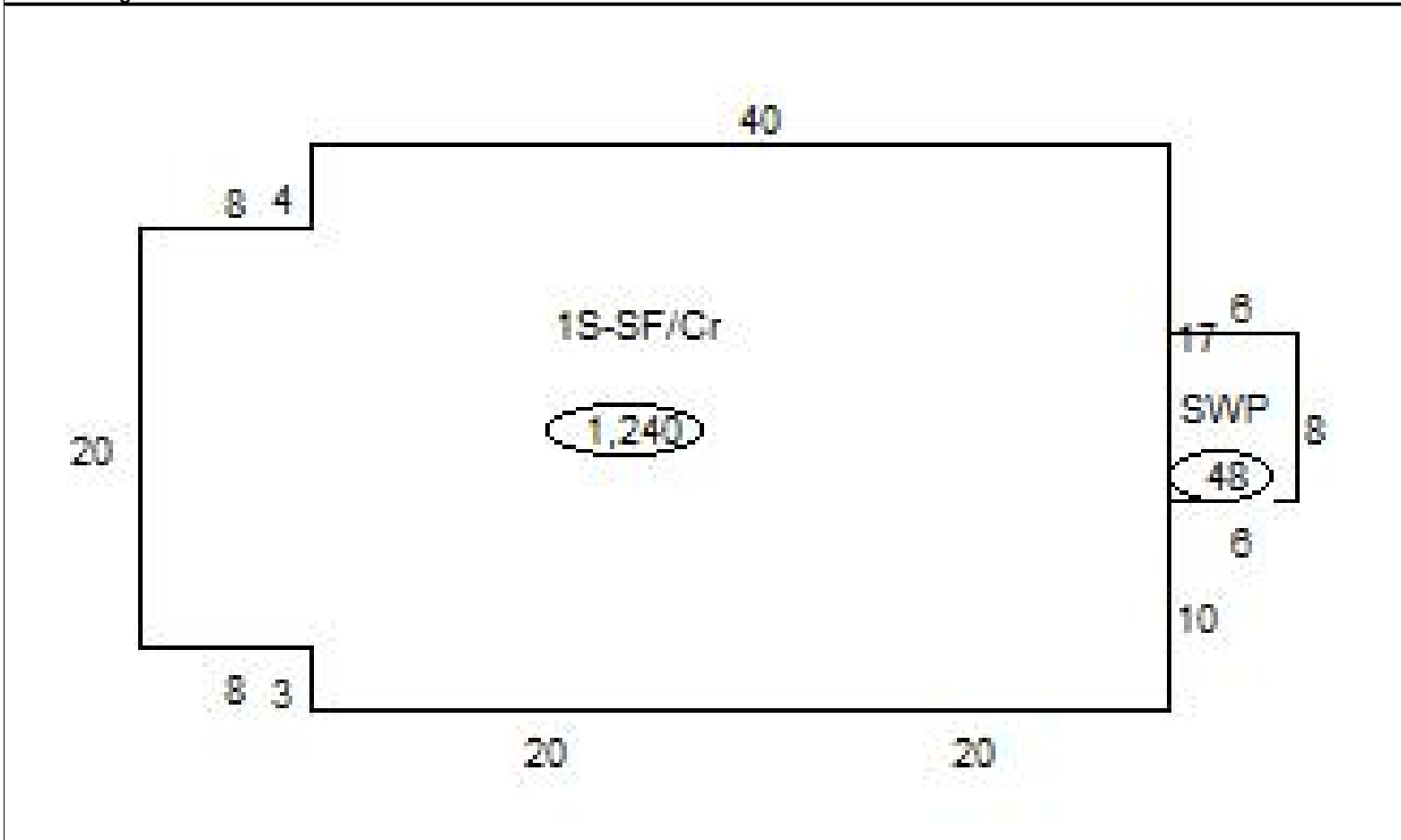
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Sketch Image

300006223



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	EPSW		20	SWP	48	1.000	48
2	R	1	Crawl	20	1S-SF/Cr	1,240	1.000	1,240
<b>Total Building Area</b>						1,240		1,240



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete	10x6x0			60
	Qual 3	Cond 3	Year 1950	Eff Age 76		

Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (7.64 x 60)	458		458	366
				92