



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	300006250													
Parcel ID	2001-00-076-004-0-001-00													
Cadastral ID	2001-076-004-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	3											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	15280													
VENTURA, HECTOR														
PO BOX 642 LAVERNE OK 73848-0000														
Parcel Location														
Situs	00209 NW FOURTH ST													
Subdivision	LAVERNE ORIG.													
Lot/Block	0004 / 0076	Parcel Size	3 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.70507450 -99.89206840														
LAVARNE ORIG BLOCK 76 LOTS 4-5-6 BOOK 750 PAGE 802														
Building Permits														
<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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					750/802	RASCON, URIEL AND	03/12/2020	18,000	16					
					697/244	WISDOM, JACK R.	04/14/2014	18,000						
					514/311	ROLF, ELDON LAWRENCE	04/18/1996	3,000	U					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap	2021	Land Value	4,200	4,200	12%	504	Assessed	3,997	268.56					
Year Frozen		Improvements	29,109	29,109		3,493	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	33,309	33,309		3,997	Total Taxable	3,997	269.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300006250	VENTURA, HECTOR	202	33,309	0	3,997	269.00							
2024	2024-300006250	VENTURA, HECTOR	202	36,831	0	3,886	258.00							
2023	2023-300006250	VENTURA, HECTOR	202	33,675	0	3,701	249.00							
2022	2022-300006250	VENTURA, HECTOR	202	29,371	0	3,525	239.00							
2021	2021-300006250	VENTURA, HECTOR	202	28,858	0	3,463	239.00							
2020	2020-300006250	VENTURA, HECTOR	202	28,858	0	3,463	235.00							
2019	2019-0006250	RASCON, URIEL AND	202	28,858		3,463	207.00							
2018	2018-0006250	RASCON, URIEL AND	202	31,290		3,755	224.00							
2017	2017-0006250	RASCON, URIEL AND	202	30,117		3,614	216.00							
2016	2016-0006250	RASCON, URIEL AND	202	30,117		3,614	216.00							
2015	2015-0006250	RASCON, URIEL AND	202	29,753		3,571	213.00							
2014	2014-0006250	RASCON, URIEL AND	202	31,693		2,361	141.00							
2013	2013-0006250	WISDOM, JACK R.	202	33,011		2,249	134.00							



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Lot Data		Square-Foot - LAVERNE ORIGMULTI
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	



HOUSE 4/24/2025

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	948 / 948
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	280 Detached Garage - Unfinished
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	94.77	Total Misc Impr	+ 206
Roofing Adj	+ 4.49	Garage Cost	+ 11,814
Subfloor Adj	+ 0.00	Total RCN	= 114,129
Heat/Cool Adj	+ 1.73	Depreciation (75%)	- 85,597
Plumbing Adj	+ 6.72	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 28,532
Adj Base Cost	= 107.71	Lot Value	+ 4,200
Total Area	x 948	Indicated Value	= 32,732
Adjusted Cost	= 102,109	Value Per SqFt	34.53

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	28,532		
Lot Value	4,200		
Indicated Value	32,732	34.53	Per SqFt
Agland Value			
Site Improvements	1,329		
Total Value	34,061	35.93	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	5772	3x3	1940	9	22.92		206



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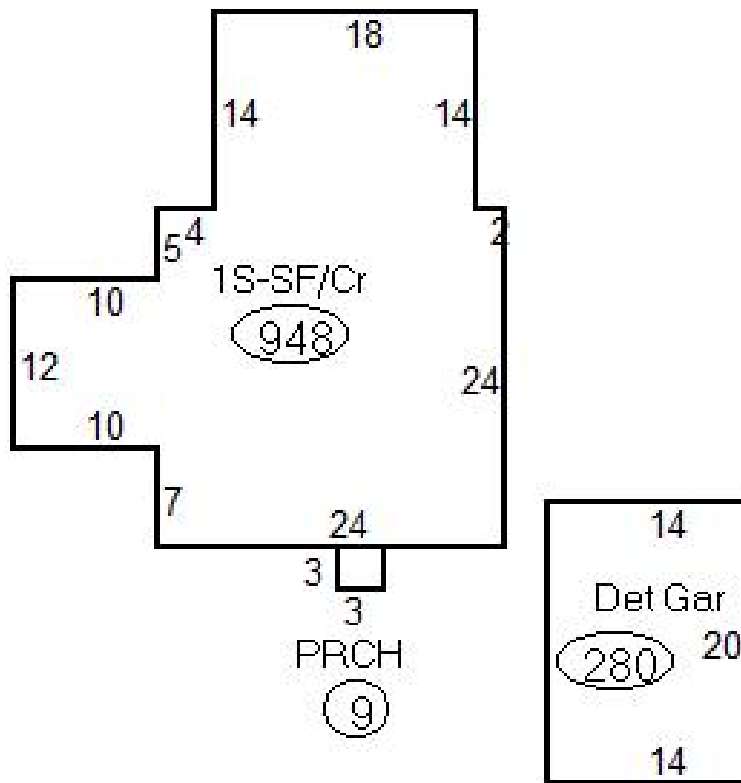
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	PRCH	9	1.000	9
2	G	2		20	Det Gar	280	1.000	280
3	R	1	Crawl	20	1S-SF/Cr	948	1.000	948
Total Building Area						948		948



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPDT	Carport - Detached	24x12x8	Concrete	Formed Metal	288	
	Qual	3	Cond 3	Year 2010	Eff Age 16		
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD	
	Base Cost (7.74 x 288)		2,229		2,229	1,337	892
	PACN	Paving - Concrete / DRIVEWAY	35x15x0	Concrete		525	
	Qual	3	Cond 3	Year 2010	Eff Age 16		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (4.16 x 525)		2,184		2,184	1,747	437
	BNV	Building No Value / SHED NO ROOF	0x0x0	Dirt	Composition Roll		
	Qual	1	Cond 1	Year 1930	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (0.00 x)		0				