



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:19:48
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Assessment Data					Primary Image																																																																																																																				
Account 300006271 Parcel ID 2001-00-078-010-0-001-00 Cadastral ID 2001-078-010-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 15299 CUETO, GUILLERMO & SALOME CUETO P O BOX 1073 LAVERNE OK 73848-0000 Parcel Location Situs 00421 N KANSAS Subdivision LAVERNE ORIG. Lot/Block 0010 / 0078 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE																																																																																																																									
Legal Description Lat/Long: 36.70997592 -99.89392608 LAVERNE ORIG BLOCK 78 LOTS 10-11-12										HOUSE 4/24/2025																																																																																																															
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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	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,190 / 1,190
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	
Remodel	
Year/Eff Age	1945 / 73

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	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	33,824		
Lot Value	4,200		
Indicated Value	38,024	31.95	Per SqFt
Agland Value			
Site Improvements	2,990		
Total Value	41,014	34.47	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	86.73	Total Misc Impr	+ 4,168
Roofing Adj	+ 4.20	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 120,800
Heat/Cool Adj	+ 1.73	Depreciation (72%)	- 86,976
Plumbing Adj	+ 5.35	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 33,824
Adj Base Cost	= 98.01	Lot Value	+ 4,200
Total Area	x 1,190	Indicated Value	= 38,024
Adjusted Cost	= 116,632	Value Per SqFt	31.95

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	5842	35x8	2010	280	13.73		3,844
ASC	Awing/Shelter/Carport	8065	4x3	1945	12	4.09		49
PRCH	Porch	8066	4x3	1945	12	22.91		275



Harper

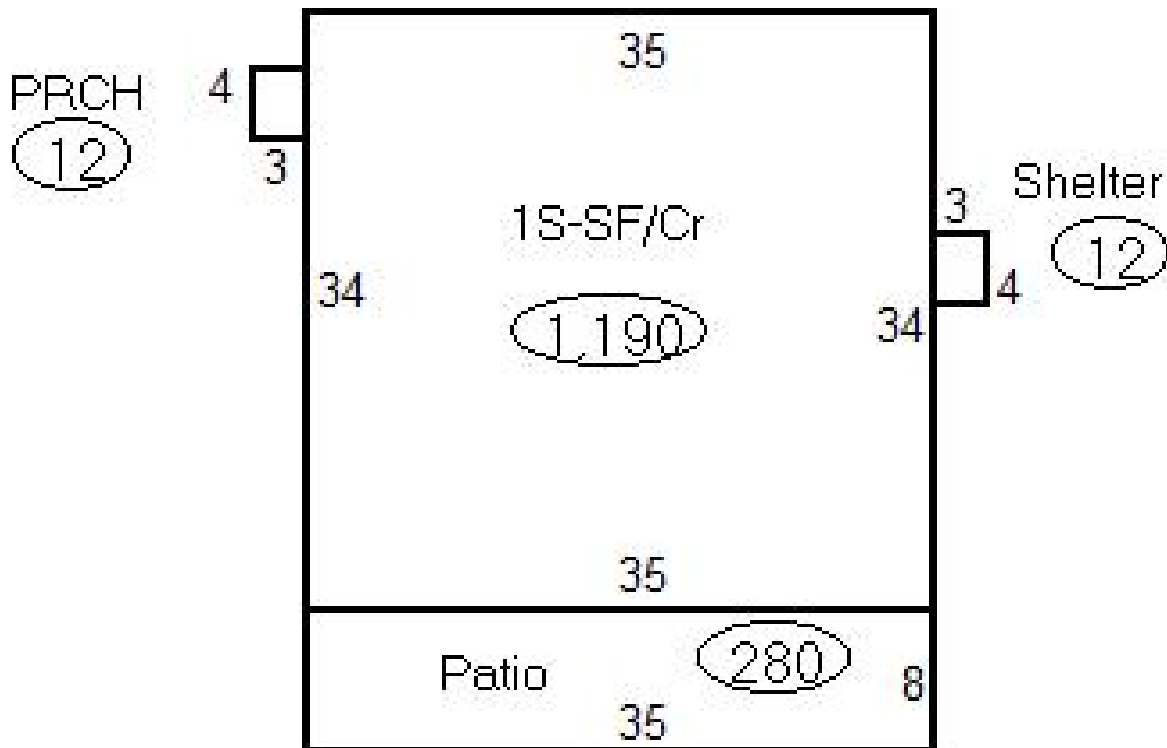
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Sketch Image

300006271



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATC		20	Patio	280	1.000	280
2	R	1	Crawl	20	1S-SF/Cr	1,190	1.000	1,190
3	M	ASC		20	Shelter	12	1.000	12
4	M	PRCH		20	PRCH	12	1.000	12
Total Building Area						1,190		1,190



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	20x12x6	Base	Galvanized Metal	240	
	Qual	3.5	Cond 3.5	Year 2000	Eff Age 24		
	Valuation Summary		Modifier Total		RCN	Depr (66% Phys/ % Func)	RCNLD
	Base Cost (20.55 x 240)		4,932		4,932	3,255	1,677
	SHDS	Shed - Small	25x12x8	Base	Composition Shingle	300	
	Qual	4	Cond 4	Year 1970	Eff Age 45		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (19.97 x 300)		5,991		5,991	4,793	1,198
	PACN	Paving - Concrete / SIDEWALK	20x3x0	Concrete		60	
	Qual	4	Cond 4	Year 1948	Eff Age 62		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (9.58 x 60)		575		575	460	115