




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:19:58  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300006281 <b>Parcel ID</b> 2001-00-079-012-0-001-00 <b>Cadastral ID</b> 2001-079-012-00-0-001-00 <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> 25562 CERDA, ALBERTO GARCILAZO & MAYRA JUAREZ GARCIA  PO BOX 738 LAVERNE OK 73848-  <b>Parcel Location</b> <b>Situs</b> 00517 NW FOURTH ST <b>Subdivision</b> LAVERNE ORIG. <b>Lot/Block</b> 0012 / 0079 <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 4/24/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.71005492 -99.89305744 LAVERNE ORIG BLOCK 79 LOTS 12-13 PURCHASE AGREEMENT BOOK 782 PAGE 805																																																																																																																									
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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	1,376 / 1,376
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	REFRESH -
Year/Eff Age	1940 / 80

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	87.07	Total Misc Impr	+ 2,462
Roofing Adj	+ 4.76	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 150,024
Heat/Cool Adj	+ 10.77	Depreciation ( 77%)	- 115,518
Plumbing Adj	+ 4.63	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 34,506
Adj Base Cost	= 107.24	Lot Value	+ 2,800
Total Area	x 1,376	Indicated Value	= 37,306
Adjusted Cost	= 147,562	Value Per SqFt	27.11

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	34,506		
Lot Value	2,800		
Indicated Value	37,306	27.11	Per SqFt
Agland Value			
Site Improvements	778		
Total Value	38,084	27.68	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	5877	8x7	1940	56	22.79		1,276
PRCH	Slab Porch - Covered	5878	13x4	1940	52	22.80		1,186



Harper

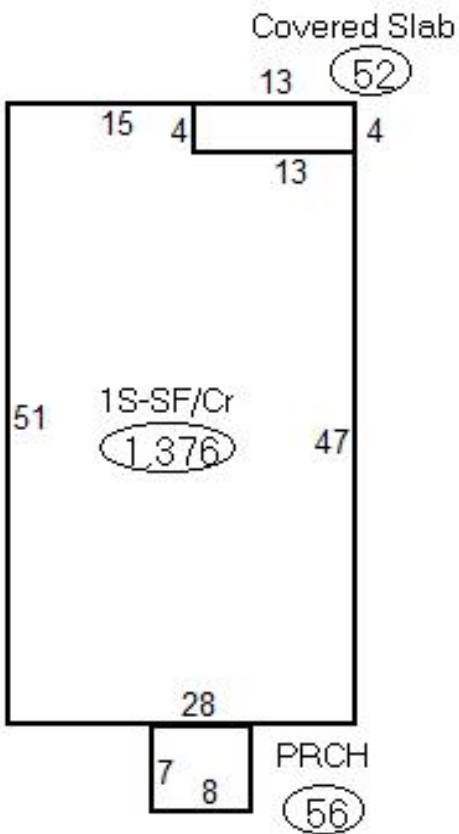
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Sketch Image

300006281



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	PRCH	56	1.000	56
2	M	PRCH		20	Covered Slab	52	1.000	52
3	R	1	Crawl	20	1S-SF/Cr	1,376	1.000	1,376
<b>Total Building Area</b>						<b>1,376</b>		<b>1,376</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Metal	12x8x6		Composition Shingle	96
	<b>Qual</b>	3.5	<b>Cond</b> 3.5	<b>Year</b> 1980	<b>Eff Age</b> 42	

Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (25.83 x 96)	2,480		2,480	1,984	496

BNV	Yard Shed - Metal / NO DOOR, ROOF BAD	12x8x0		Galvanized Metal	96
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 1980	<b>Eff Age</b>	

Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (0.00 x 96)					

PACN	Paving - Concrete / DRIVEWAY	20x10x0	Concrete		200
<b>Qual</b>	4	<b>Cond</b> 4	<b>Year</b> 1970	<b>Eff Age</b> 45	

Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (7.06 x 200)	1,412		1,412	1,130	282

