



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 300006285 Parcel ID 2001-00-079-020-0-001-00 Cadastral ID 2001-079-020-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 25140 MORALES, MIGUEL CHAN & JUANA CAC MORALES PO BOX 721 LAVERNE OK 73848- Parcel Location Situs 00518 NW THIRD ST Subdivision LAVERNE ORIG. Lot/Block 0020 / 0079 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE																																							
HOUSE										4/24/2025																													
Legal Description					Building Permits																																		
LAVNERNE ORIG BLOCK 79 LOTS 20-21-22					<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																									
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709/560	MEYER, BONNIE LOU	06/26/2015	15,000	21																																			
Parcel Valuation																																							
Source		REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax																														
Remove Cap			Land Value	4,200	4,200	12%	504	Assessed	3,271	219.78																													
Year Frozen			Improvements	23,055	23,055		2,767	Penalty	0																														
Uncapped Value		0	Mobile Home	0	0		0	Exemption	0	0.00																													
TIF Project ID		0	Total Value	27,255	27,255		3,271	Total Taxable	3,271	220.00																													
Assessment History																																							
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																														
2025	2025-300006285	MORALES, MIGUEL CHAN &			202	27,255	0	3,271	220.00																														
2024	2024-300006285	MORALES, MIGUEL CHAN &			202	29,019	0	3,159	210.00																														
2023	2023-300006285	MORALES, MIGUEL CHAN &			202	27,478	0	3,008	202.00																														
2022	2022-300006285	MORALES, MIGUEL CHAN &			202	23,877	0	2,865	194.00																														
2021	2021-300006285	QUINO, FELICITA CHITIC			202	25,784	0	3,094	214.00																														
2020	2020-300006285	QUINO, FELICITA CHITIC			202	25,784	0	3,094	210.00																														
2019	2019-0006285	QUINO, FELICITA CHITIC			202	25,784		3,094	185.00																														
2018	2018-0006285	GUARJARDO, DAVID &			202	27,999		3,360	201.00																														
2017	2017-0006285	GUARJARDO, DAVID &			202	26,959		3,235	193.00																														
2016	2016-0006285	GUARJARDO, DAVID &			202	26,959		3,235	193.00																														
2015	2015-0006285	GUARJARDO, DAVID &			202	28,306		2,128	127.00																														
2014	2014-0006285	MEYER, BONNIE LOU			202	30,026		2,026	121.00																														
2013	2013-0006285	MEYER, BONNIE LOU			202	28,808		1,725	103.00																														



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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	2.75 - Fair
Quality	2.75 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	792 / 792
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	PARTIAL -
Year/Eff Age	1940 / 74

HOUSE	4/24/2025
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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	22,269		
Lot Value	4,200		
Indicated Value	26,469	33.42	Per SqFt
Agland Value			
Site Improvements			
Total Value	26,469	33.42	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	97.11	Total Misc Impr	+ 744
Roofing Adj	+ 4.53	Garage Cost	+ 744
Subfloor Adj	+ 0.56	Total RCN	= 89,076
Heat/Cool Adj	+ 1.65	Depreciation (75%)	- 66,807
Plumbing Adj	+ 7.68	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 22,269
Adj Base Cost	= 111.53	Lot Value	+ 4,200
Total Area	x 792	Indicated Value	= 26,469
Adjusted Cost	= 88,332	Value Per SqFt	33.42

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	5890	7x4	1940	28	21.86		612
PRCH	Porch	5891	3x2	1940	6	21.92		132



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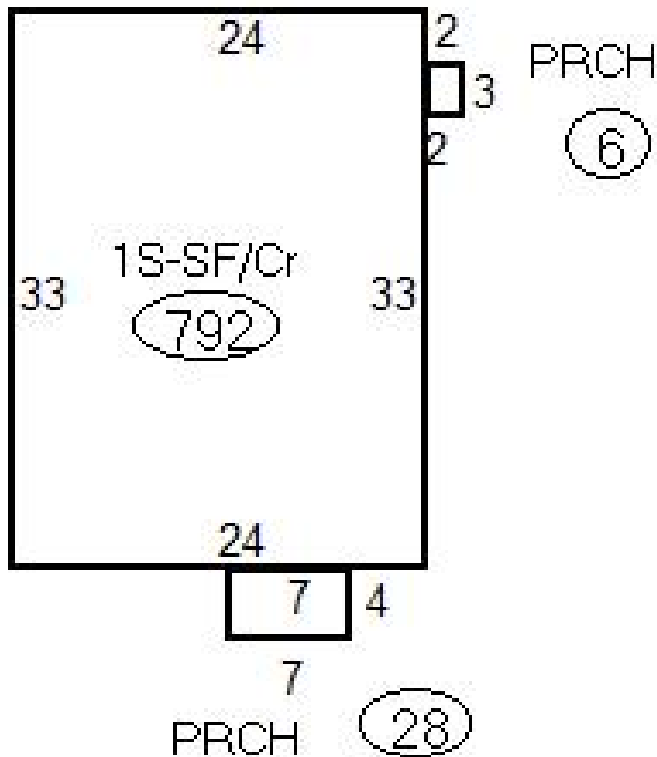
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Sketch Image

300006285



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	792	1.000	792
2	M	PRCH		20	PRCH	28	1.000	28
3	M	PRCH		20	PRCH	6	1.000	6
Total Building Area						792		792