



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:20:06
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Assessment Data					Primary Image																																																																																																																				
Account 300006290 Parcel ID 2001-00-080-001-0-002-00 Cadastral ID 2001-080-001-00-0-002-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 15313 POLANCO, JOSE A. & BLANCA MACHADO PO BOX 1002 LAVERNE OK 73848-0000 Parcel Location Situs 00515 N KANSAS Subdivision LAVERNE ORIG. Lot/Block 0001 / 0080 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE																																																																																																																									
Legal Description Lat/Long: 36.78093562 -99.99239362 LAVERNE ORIG BLOCK 80 LOTS 1-2-3										HOUSE 4/30/2025																																																																																																															
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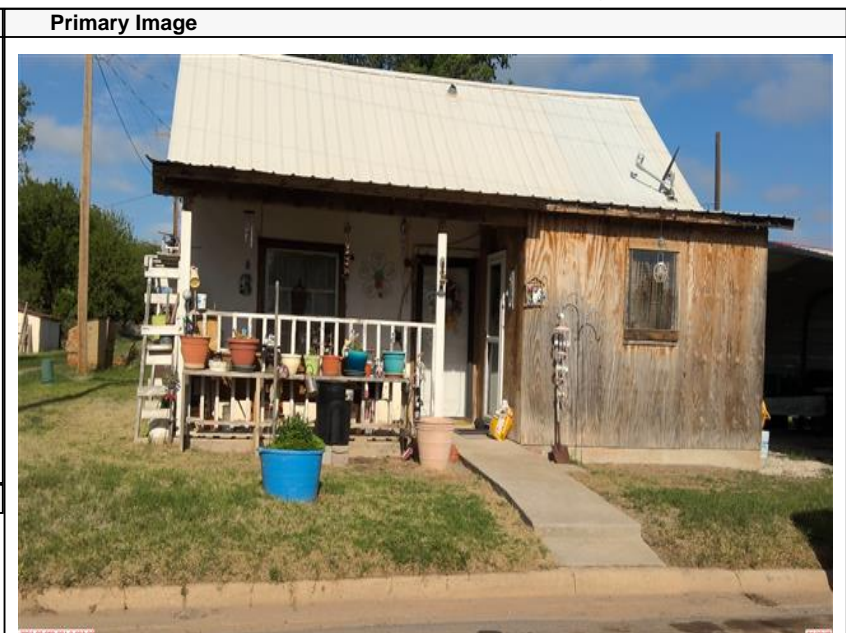
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Lot Data		Square-Foot - LAVERNE ORIGMULTI
Lot Size	75 x 140	
Lot Count		
Units Buildable	4200	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,500.00 x .40 = 4,200	
Factor Value		
Adjustments		
Lot Value	4,200	



HOUSE 4/30/2025

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	970 / 970
Style	100% One Story
HVAC	100% Floor Furnace 2 Wall Air Conditioners (Cour
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	200 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 86

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	23,544		
Lot Value	4,200		
Indicated Value	27,744	28.60	Per SqFt
Agland Value			
Site Improvements	4,453		
Total Value	32,197	33.19	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	95.63	Total Misc Impr	+ 11,844
Roofing Adj	+ 5.23	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 117,720
Heat/Cool Adj	+ 1.73	Depreciation (80%)	- 94,176
Plumbing Adj	+ 6.57	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 23,544
Adj Base Cost	= 109.15	Lot Value	+ 4,200
Total Area	x 970	Indicated Value	= 27,744
Adjusted Cost	= 105,876	Value Per SqFt	28.60

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PACN	Cnc. Pav Cls C	0	246	1940	246	4.96		1,220
EPSW	Enclosed Porch - Solid Wall	5907	12x8	2017	96	59.64		5,725
WODC	Wood Deck - Covered	8083	16x8	2021	128	38.27		4,899



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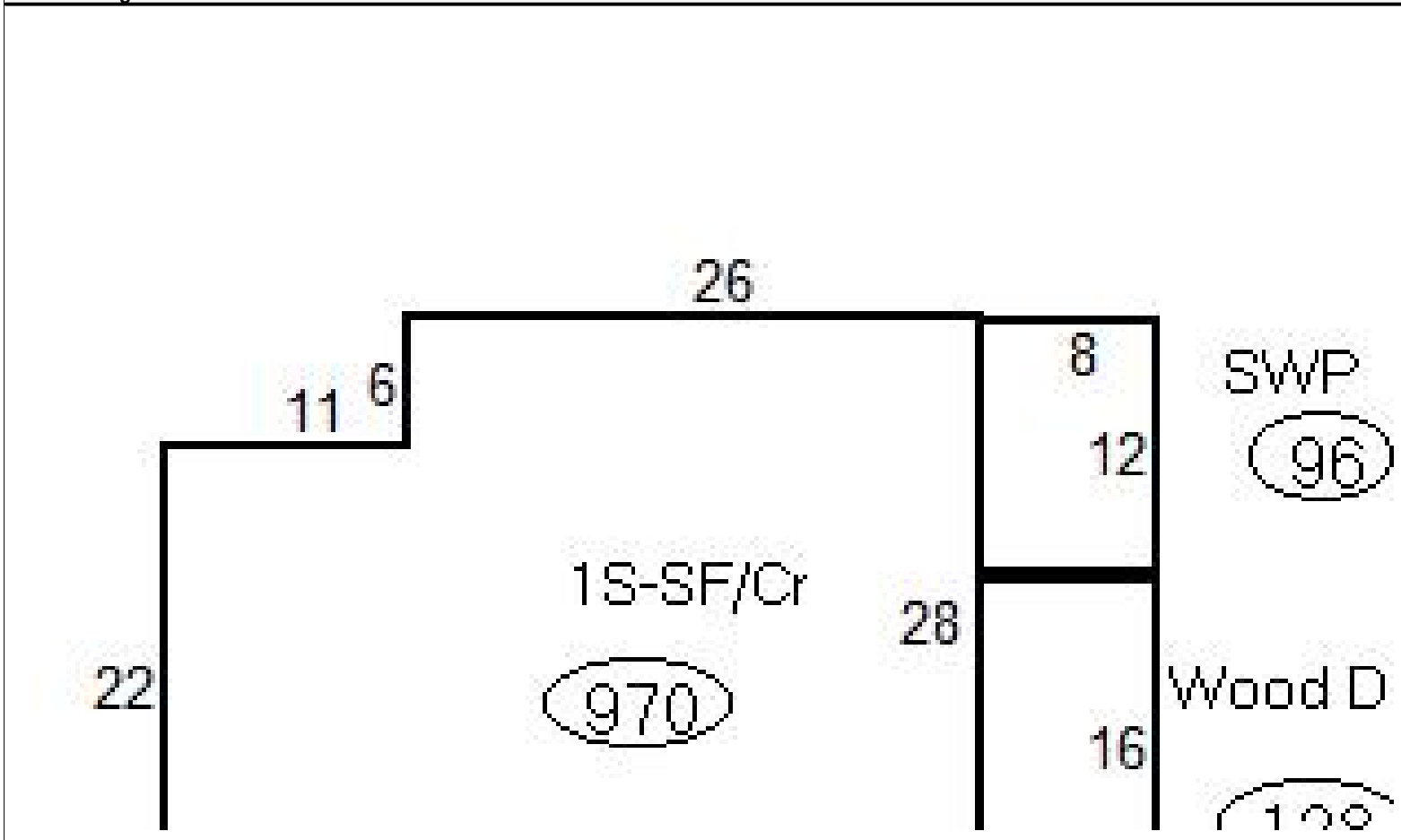
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Sketch Image

300006290



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	970	1.000	970
2	M	EPSW		20	SWP	96	1.000	96
3	M	WODC		20	Wood Deck	128	1.000	128
Total Building Area						970		970



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	20x20x8	Gravel	Galvanized Metal	400
	Qual	3.5	Cond 3.5	Year 2021	Eff Age 5	
	Valuation Summary		Modifier Total	RCN	Depr (31% Phys/ % Func)	RCNLD
	Base Cost (5.33 x 400)		2,132		2,132	661
	SHDS	Shed - Small	16x8x6	Base	Galvanized Metal	128
	Qual	4	Cond 4	Year 2013	Eff Age 10	
	Valuation Summary		Modifier Total	RCN	Depr (42% Phys/ 0% Func)	RCNLD
	Base Cost (23.10 x 128)		2,957		2,957	1,242
	SHDS	Shed - Small	10x8x6	Base	Formed Metal	80
	Qual	3.5	Cond 3.5	Year 2013	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
	Base Cost (27.16 x 80)		2,173		2,173	1,000
	PACN	Paving - Concrete / SIDEWALK	12x4x0	Concrete		48
	Qual	4	Cond 4	Year 1940	Eff Age 69	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (9.80 x 48)		470		470	376