




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:20:11
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Assessment Data					Primary Image																																																																																																																				
Account 300006295 Parcel ID 2001-00-080-016-0-001-00 Cadastral ID 2001-080-016-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 24944 RIVERA, MANUEL & MARIA RIVERA PO BOX 179 LAVERNE OK 73848- Parcel Location Situs 00526 NW FOURTH ST Subdivision LAVERNE ORIG. Lot/Block 0016 / 0080 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE																																																																																																																									
Legal Description Lat/Long: 36.71153004 -99.89316114 LAVERNE ORIG BLOCK 80 LOTS 16-17-18 BOOK 763 PAGE 227																																																																																																																									
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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	82.2 x 140	
Lot Count		
Units Buildable	4603	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	11,508.00 x .40 = 4,603	
Factor Value		
Adjustments		
Lot Value	4,603	

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	406 / 406
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	REFRESH -
Year/Eff Age	1930 / 83

HOUSE	4/30/2025
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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	106.41	Total Misc Impr	+ 32,856
Roofing Adj	+ 4.96	Garage Cost	+ 85,149
Subfloor Adj	+ 0.00	Total RCN	= 68,119
Heat/Cool Adj	+ 1.73	Depreciation (80%)	- 0
Plumbing Adj	+ 15.71	Lump Sums	+ 17,030
Basement Adj	+ 0.00	RCNLD	= 4,603
Adj Base Cost	= 128.80	Lot Value	+ 21,633
Total Area	x 406	Indicated Value	= 53.28
Adjusted Cost	= 52,293	Value Per SqFt	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	17,030		
Lot Value	4,603		
Indicated Value	21,633	53.28	Per SqFt
Agland Value			
Site Improvements	12,513		
Total Value	34,146	84.10	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	Enclosed Porch - Solid Wall	5924	29x13	1990	377	57.66		21,738
EPSW	Enclosed Porch - Solid Wall	5925	21x7	1985	147	59.29		8,716
EPSW	Enclosed Porch - Solid Wall	5926	8x5	1980	40	60.04		2,402



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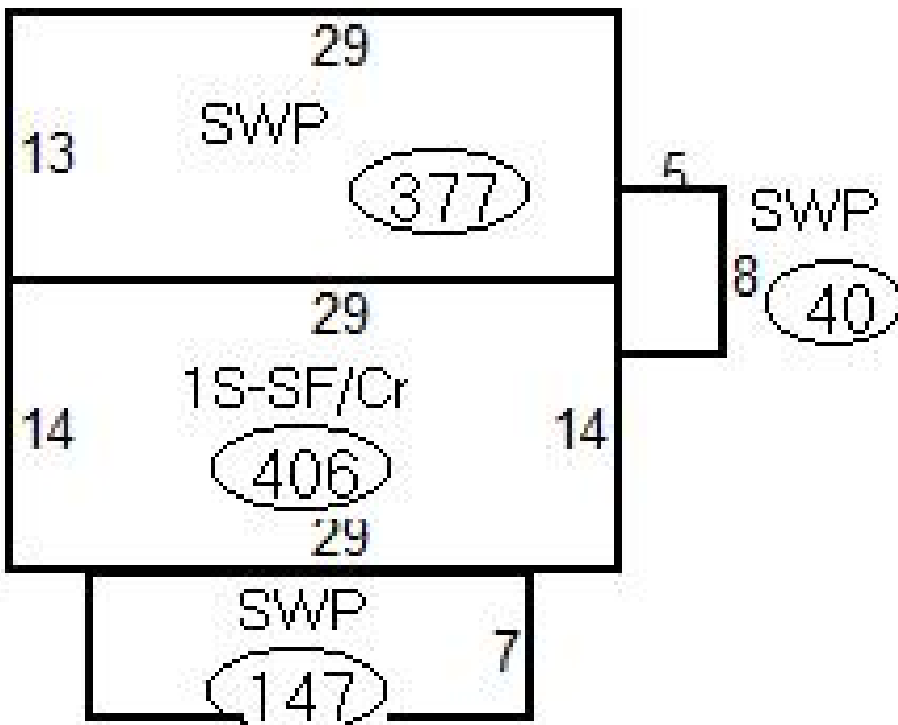
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Sketch Image

300006295



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	406	1.000	406
2	M	EPSW		20	SWP	377	1.000	377
3	M	EPSW		20	SWP	147	1.000	147
4	M	EPSW		20	SWP	40	1.000	40
Total Building Area						406		406



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PATC	Patio - Covered	20x15x8	Concrete	Formed Metal	300
	Qual	3	Cond 3	Year 2021	Eff Age 5	
	Valuation Summary		Modifier Total	RCN	Depr (27% Phys/ % Func)	RCNLD
	Base Cost (12.56 x 300)	3,768		3,768	1,017	2,751
	CPDT	Carport - Detached	20x15x6	Dirt	Galvanized Metal	300
	Qual	2.5	Cond 2.5	Year 2021	Eff Age 6	
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
	Base Cost (4.25 x 300)	1,275		1,275	472	803
	LOAF	Loafing Shed	20x14x6	Dirt	Galvanized Metal	280
	Qual	2.5	Cond 2.5	Year 2021	Eff Age 6	
	Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD
	Base Cost (5.35 x 280)	1,498		1,498	419	1,079
	PACN	Paving - Concrete / DRIVEWAY	34x10x0	Concrete		340
	Qual	3	Cond 3	Year 2010	Eff Age 16	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.18 x 340)	1,421		1,421	1,137	284
	PACN	Paving - Concrete / SIDEWALK	25x4x0	Concrete		100
	Qual	3	Cond 3	Year 2010	Eff Age 16	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (7.07 x 100)	707		707	566	141
	GRDT	Garage - Detached	20x12x6	Concrete	Formed Metal	240
	Qual	3	Cond 2.5	Year 2009	Eff Age 19	
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
	Base Cost (45.08 x 240)	10,819		10,819	4,977	5,842
	SHDS	Shed - Small RED	20x15x8	Base	Composition Shingle	300
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
	Base Cost (17.92 x 300)	5,376		5,376	3,763	1,613

Warm & Cooled Air Total Area