




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:20:12  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300006296 <b>Parcel ID</b> 2001-00-080-019-0-001-00 <b>Cadastral ID</b> 2001-080-019-00-0-001-00 <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> 24320 ALVAREZ, ADALBERTO & ADRIANA AVENDANO  PO BOX 181 LAVERNE OK 73848-  <b>Parcel Location</b> <b>Situs</b> 00518 NW FOURTH ST <b>Subdivision</b> LAVERNE ORIG. <b>Lot/Block</b> 0019 / 0080 <b>Parcel Size</b> 3 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 200100 - LAVERNE ORIG\MULTI <b>School District</b> 1-LAVERN - 1-LAVERNE																																																																																																																									
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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	62.5 x 140	
Lot Count		
Units Buildable	3500	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	8,750.00 x .40 = 3,500	
Factor Value		
Adjustments		
Lot Value	3,500	

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	884 / 884
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 86

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	98.34	Total Misc Impr	+ 6,876
Roofing Adj	+ 5.38	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 106,459
Heat/Cool Adj	+ 1.73	Depreciation ( 80%)	- 85,167
Plumbing Adj	+ 7.21	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 21,292
Adj Base Cost	= 112.65	Lot Value	+ 3,500
Total Area	x 884	Indicated Value	= 24,792
Adjusted Cost	= 99,583	Value Per SqFt	28.05

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	21,292		
Lot Value	3,500		
Indicated Value	24,792	28.05	Per SqFt
Agland Value			
Site Improvements	1,417		
Total Value	26,209	29.65	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	5927	5x5	1940	25	22.87		572
WODC	Wood Deck - Covered	5929	15x6	2015	90	41.12		3,701
WODC	Wood Deck - Covered / RAMP	13506	12x5	2015	60	43.38		2,603



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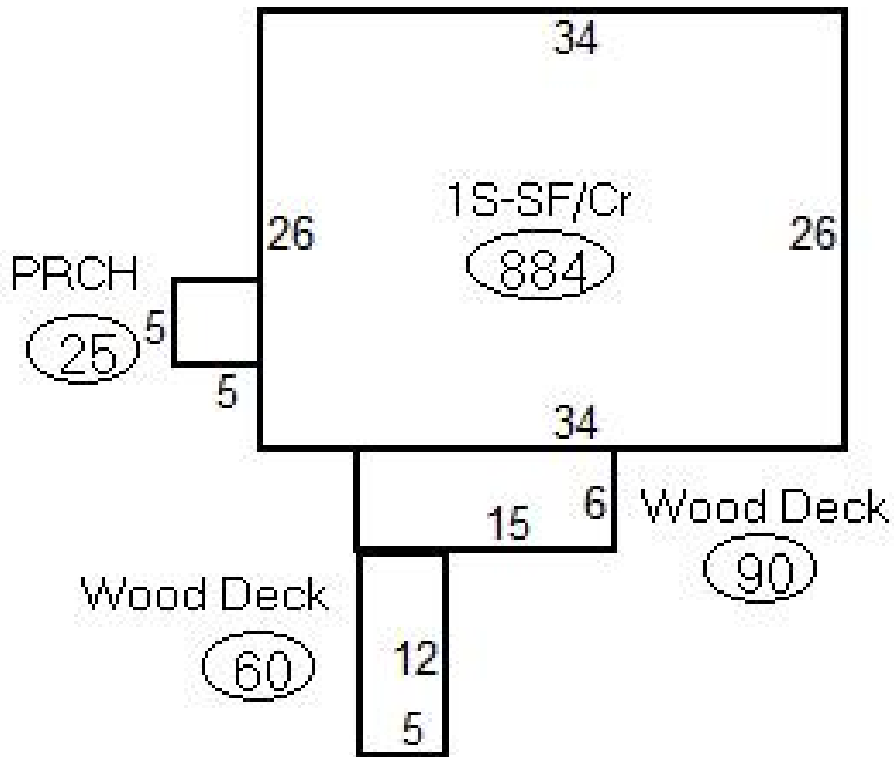
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Sketch Image

300006296



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	PRCH	25	1.000	25
2	R	1	Crawl	20	1S-SF/Cr	884	1.000	884
3	M	WODC		20	Wood Deck	90	1.000	90
4	M	WODC		20	Wood Deck	60	1.000	60
<b>Total Building Area</b>						884		884



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	17x24x8	Base	Composition Shingle	408
	Qual	3	Cond 1	Year 2000	Eff Age 36	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (17.37 x 408)	7,087	7,087	5,670	1,417