



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
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Assessment Data					Primary Image																																																																																																																				
Account 300006301 Parcel ID 2001-00-081-001-0-001-00 Cadastral ID 2001-081-001-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 25562 CERDA, ALBERTO GARCILAZO & MAYRA JUAREZ GARCIA PO BOX 738 LAVERNE OK 73848- Parcel Location Situs 00524 N MISSOURI Subdivision LAVERNE ORIG. Lot/Block 0001 / 0081 Parcel Size 4 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE																																																																																																																									
Legal Description Lat/Long: 36.69097610 -99.87823963 LAVERNE ORIG BLOCK 81 LOTS 1-2-3-4 BOOK 788 PAGE 769										HOUSE 4/30/2025																																																																																																															
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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	100 x 140	
Lot Count		
Units Buildable	5600	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	14,000.00 x .40 = 5,600	
Factor Value		
Adjustments		
Lot Value	5,600	

Residential Data	
Type	1 Single Family Residence
Condition	3.75 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,372 / 1,372
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	6 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 73

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	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	46,227		
Lot Value	5,600		
Indicated Value	51,827	37.77	Per SqFt
Agland Value			
Site Improvements	1,098		
Total Value	52,925	38.58	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	89.68	Total Misc Impr	+ 10,170
Roofing Adj	+ 4.65	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 165,096
Heat/Cool Adj	+ 12.33	Depreciation (72%)	- 118,869
Plumbing Adj	+ 6.26	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 46,227
Adj Base Cost	= 112.92	Lot Value	+ 5,600
Total Area	x 1,372	Indicated Value	= 51,827
Adjusted Cost	= 154,926	Value Per SqFt	37.77

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
CPAT	Carport - Attached	5940	26x22	2000	572	10.39		5,943
PRCH	Slab Porch - Open	5941	5x4	1940	20	25.10		502
PATC	Patio - Covered	5942	14x12	1940	168	18.22		3,061
ASC	Awing/Shelter/Carport	5943	12x12	2010	144	4.61		664



Harper

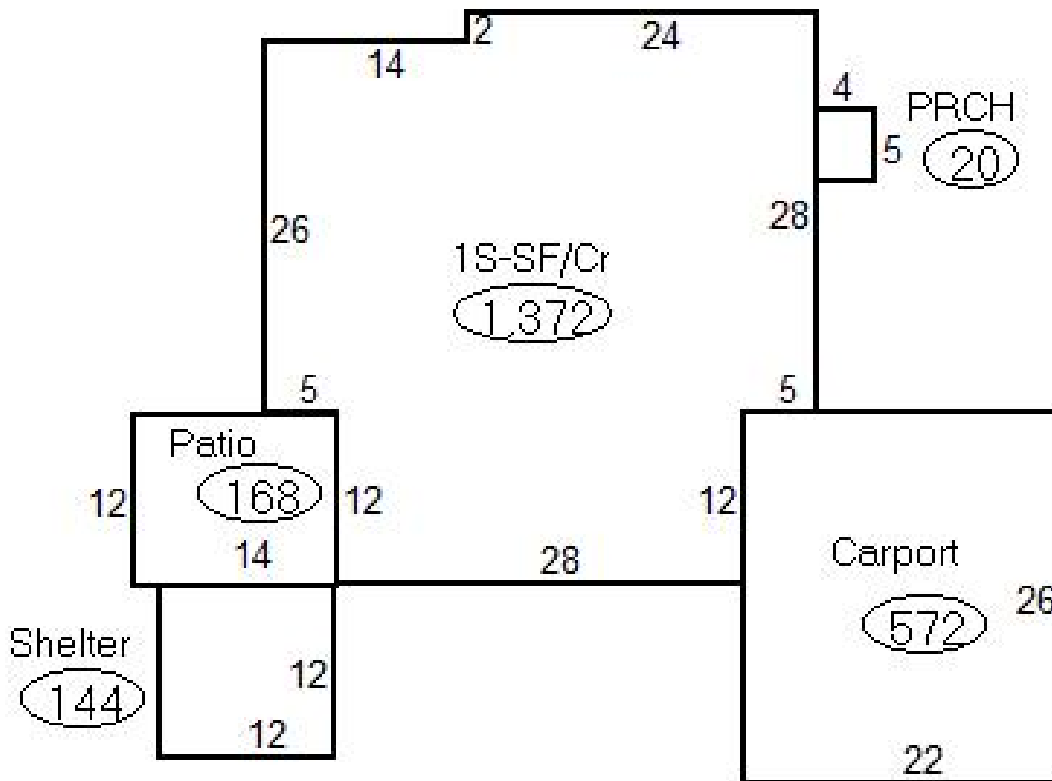
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Sketch Image

300006301



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	CPAT		20	Carport	572	1.000	572
2	M	PRCH		20	PRCH	20	1.000	20
3	M	PATC		20	Patio	168	1.000	168
4	M	ASC		20	Shelter	144	1.000	144
5	R	1	Crawl	20	1S-SF/Cr	1,372	1.000	1,372
Total Building Area						1,372		1,372



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete	25x20x0	Concrete		500
	Qual	3	Cond 3	Year 2010	Eff Age 16	
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)
Base Cost (4.16 x 500)		2,080		2,080	1,664	416
	SHDS	Storage	12x6x6	Base	Formed Metal	72
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total		RCN	Depr (70% Phys/ % Func)
Base Cost (27.32 x 72)		1,967		1,967	1,377	590
	PACN	Paving - Concrete / SIDEWALK	20x3x0	Concrete		60
	Qual	3	Cond 3	Year 1930	Eff Age 96	
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)
Base Cost (7.64 x 60)		458		458	366	92