




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:20:26
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Assessment Data					Primary Image																																																																																																																				
Account 300006311 Parcel ID 2001-00-082-007-0-001-00 Cadastral ID 2001-082-007-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 25702 FLORES, FRANCISCO H. & SONIA YAHARR HERNANDEZ CENTENO P.O. BOX 684 LAVERNE OK 73848- Parcel Location Situs 00523 N MISSOURI Subdivision LAVERNE ORIG. Lot/Block 0007 / 0082 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					 <p>HOUSE 4/30/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.69577411 -99.87632342 LAVERNE ORIG BLOCK 82 LOTS N2 OF 7-8-9-10-11-12 BOOK 788 PAGE 355																																																																																																																									
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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	150 x 70	
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	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	912 / 912
Style	100% One Story
HVAC	2 Wall Air Conditioners (Count)
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	6 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	STANDARD -
Year/Eff Age	1940 / 67

HOUSE 4/30/2025

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	98.84	Total Misc Impr	+ 8,939
Roofing Adj	+ 5.19	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 112,433
Heat/Cool Adj	+ 0.00	Depreciation (68%)	- 76,454
Plumbing Adj	+ 9.44	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 35,979
Adj Base Cost	= 113.48	Lot Value	+ 4,200
Total Area	x 912	Indicated Value	= 40,179
Adjusted Cost	= 103,494	Value Per SqFt	44.06

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	35,979		
Lot Value	4,200		
Indicated Value	40,179	44.06	Per SqFt
Agland Value			
Site Improvements	1,998		
Total Value	42,177	46.25	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	5960	24x8	1995	192	24.56		4,716
RSPC	Raised Slab Porch - Covered	5961	12x8	1995	96	43.99		4,223



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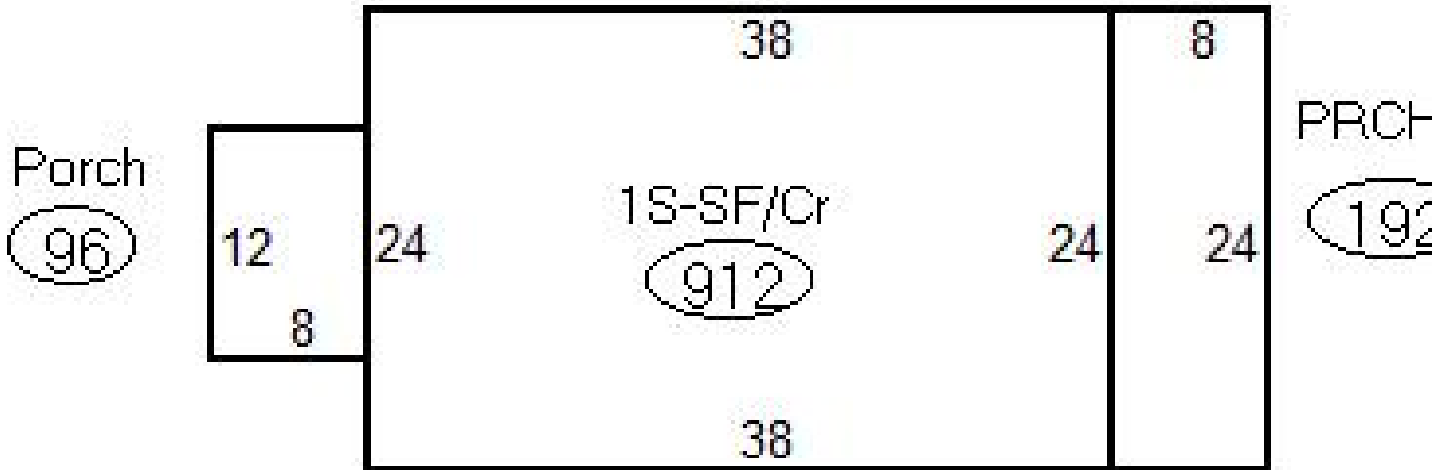
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Sketch Image

300006311



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	912	1.000	912
2	M	PRCH		20	PRCH	192	1.000	192
3	M	RSPC		20	Porch	96	1.000	96
Total Building Area						912		912



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / SIDEWALK	22x4x0	Concrete		88
	Qual	3	Cond 3	Year 2021	Eff Age 5	
	Valuation Summary		Modifier Total	RCN	Depr (27% Phys/ % Func)	RCNLD
	Base Cost (7.24 x 88)	637		637	172	465
	CPDT	Carport - Detached / EAST OF HOUSE	16x16x8	Concrete	Galvanized Metal	256
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (7.74 x 256)	1,981		1,981	1,585	396
	PACN	Paving - Concrete / EAST CARPORT DRIVE	16x16x0	Concrete		256
	Qual	2	Cond 2	Year 2000	Eff Age 31	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.30 x 256)	1,101		1,101	881	220
	CPDT	Carport - Detached / SOUTH OF HOUSE	20x20x8	Concrete	Galvanized Metal	400
	Qual	3	Cond 3	Year 1995	Eff Age 31	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (7.74 x 400)	3,096		3,096	2,477	619
	PACN	Paving - Concrete / SOUTH CARPORT DRIVE	20x20x0	Concrete		400
	Qual	2	Cond 2	Year 1995	Eff Age 37	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (3.72 x 400)	1,488		1,488	1,190	298