



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																																																				
Account 300006315 Parcel ID 2001-00-082-019-0-001-00 Cadastral ID 2001-082-019-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 25828 RUIZ, JOSE DOMINGO GARCIA AND OLGA KARINA GUARCAS PEREZ P O BOX 857 LAVERNE OK 73848- Parcel Location Situs 00306 NW FOURTH ST Subdivision LAVERNE ORIG. Lot/Block 0019 / 0082 Parcel Size 1.6 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE																																																																																									
Legal Description Lat/Long: 36.70919983 -99.88874439 LAVERNE ORIG BLOCK 82 LOTS S 80' 19-20-21 BOOK 792 PAGE 644																																																																																									
Exemptions					Building Permits																																																																																				
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Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																
2025	2025-300006315	RUIZ, JOSE DOMINGO GARCIA AND			202	44,448	0	5,334	358.00																																																																																
2024	2024-300006315	DOMINGUEZ, ISMAEL &			202	49,078	0	5,139	342.00																																																																																
2023	2023-300006315	DOMINGUEZ, ISMAEL &			202	46,289	0	4,895	329.00																																																																																
2022	2022-300006315	DOMINGUEZ, ISMAEL &			202	39,776	0	4,662	316.00																																																																																
2021	2021-300006315	DOMINGUEZ, ISMAEL &			202	37,000	0	4,440	307.00																																																																																
2020	2020-300006315	DOMINGUEZ, ISMAEL &			202	40,416	0	3,227	219.00																																																																																
2019	2019-0006315	SANCHEZ, JESUS			202	40,418		3,073	183.00																																																																																
2018	2018-0006315	SANCHEZ, JESUS AND			202	61,681		4,055	242.00																																																																																
2017	2017-0006315	SANCHEZ, JESUS AND			202	59,841		3,862	230.00																																																																																
2016	2016-0006315	SANCHEZ, JESUS AND			202	59,841		3,677	219.00																																																																																
2015	2015-0006315	SANCHEZ, JESUS AND			202	59,214		3,501	209.00																																																																																
2014	2014-0006315	SANCHEZ, JESUS AND			202	43,624		3,335	199.00																																																																																
2013	2013-0006315	SANCHEZ, JESUS AND			202	52,445		3,177	190.00																																																																																



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Lot Data		Square-Foot - LAVERNE ORIGMULTI
Lot Size	75 x 80	
Lot Count		
Units Buildable	2400	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	6,000.00 x .40 = 2,400	
Factor Value		
Adjustments		
Lot Value	2,400	



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, Siding, Vinyl
Base/Total Area	1,561 / 1,561
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	4 Metal, Preformed
Area on Slab	1,561
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	345 Built-In Garage
Remodel	
Year/Eff Age	1950 / 76

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		

Cost Approach		Manual :	
Base Cost	82.37	Total Misc Impr	+ 12,674
Roofing Adj	+ 4.62	Garage Cost	+ 8,880
Subfloor Adj	+ -1.86	Total RCN	= 166,930
Heat/Cool Adj	+ 1.73	Depreciation (74%)	- 123,528
Plumbing Adj	+ 6.27	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 43,402
Adj Base Cost	= 93.13	Lot Value	+ 2,400
Total Area	x 1,561	Indicated Value	= 45,802
Adjusted Cost	= 145,376	Value Per SqFt	29.34

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	43,402		
Lot Value	2,400		
Indicated Value	45,802	29.34	Per SqFt
Agland Value			
Site Improvements	421		
Total Value	46,223	29.61	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	5975	32x8	1950	256	39.33		10,068
PATC	Patio - Covered	5977	20x8	2005	160	16.29		2,606



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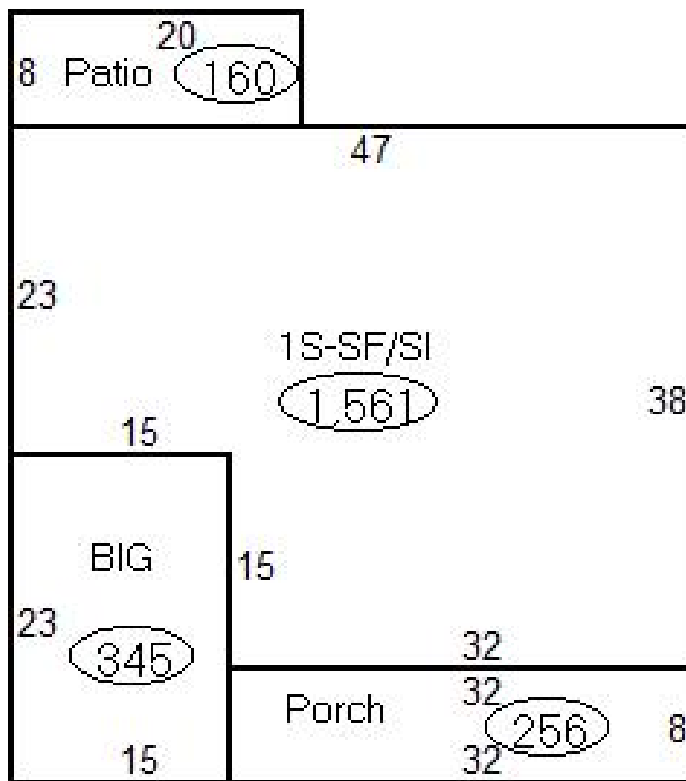
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,561	1.000	1,561
2	M	RSPC		20	Porch	256	1.000	256
3	G	8		20	BIG	345	1.000	345
4	M	PATC		20	Patio	160	1.000	160
Total Building Area						1,561		1,561



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete Drive	26x10x0	Concrete		260
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.77 x 260)	1,240		1,240	992	248
	PACN	Paving - Concrete SIDEWALK	26x5x0	Concrete		130
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (6.64 x 130)	863		863	690	173