



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:20:35  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300006320 <b>Parcel ID</b> 2001-00-083-009-0-001-00 <b>Cadastral ID</b> 2001-083-009-00-0-001-00 <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> 25299 CARDENAS, SERGIO CARDENAS AND ALEJANDRA GUSMAN CRUZ  620 N. HILL ST HOBART OK 73651-1624  <b>Parcel Location</b> <b>Situs</b> 00209 N TEXAS <b>Subdivision</b> LAVERNE ORIG. <b>Lot/Block</b> 0009 / 0083 <b>Parcel Size</b> 2 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 200100 - LAVERNE ORIG\MULTI <b>School District</b> 1-LAVERN - 1-LAVERNE																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.71665479 -99.84574064 LAVERNE ORIG. BLOCK 83 S2 9-10-11-12 BOOK 775 PAGE 229																																																																																																																									
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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	100 x 70	
Lot Count		
Units Buildable	2800	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	7,000.00 x .40 = 2,800	
Factor Value		
Adjustments		
Lot Value	2,800	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3.25 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,008 / 1,008
Style	100% One Story
HVAC	100% Warmed & Cooled Air
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	1950 / 69

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	95.01	Total Misc Impr	+ 8,203
Roofing Adj	+ 5.53	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 128,034
Heat/Cool Adj	+ 11.55	Depreciation ( 69%)	- 88,343
Plumbing Adj	+ 6.78	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 39,691
Adj Base Cost	= 118.88	Lot Value	+ 2,800
Total Area	x 1,008	Indicated Value	= 42,491
Adjusted Cost	= 119,831	Value Per SqFt	42.15

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	39,691		
Lot Value	2,800		
Indicated Value	42,491	42.15	Per SqFt
Agland Value			
Site Improvements	1,544		
Total Value	44,035	43.69	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	5996	28x5	1950	140	41.79		5,851
CPAT	Carport - Attached	5997	20x12	2000	240	9.80		2,352



Harper

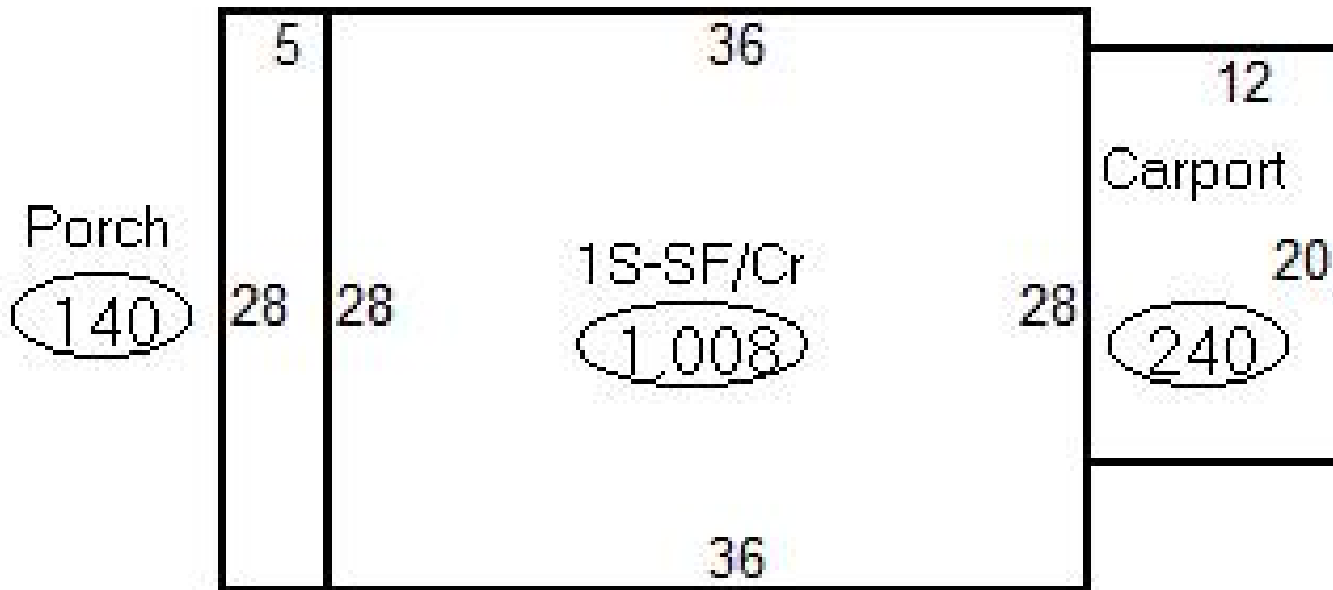
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Sketch Image

300006320



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,008	1.000	1,008
2	M	RSPC		20	Porch	140	1.000	140
3	M	CPAT		20	Carport	240	1.000	240
<b>Total Building Area</b>						1,008		1,008



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	Paving - Asphalt / GRAVEL DRIVEWAY	118x14x0	Gravel		1,652
	Qual 4	Cond 4	Year 2000	Eff Age 21		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.28 x 1,652)	7,071		7,071	5,657	1,414
	PACN	Paving - Concrete SIDEWALK	23x3x0	Concrete		69
	Qual 4	Cond 4	Year 1970	Eff Age 45		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (9.42 x 69)	650		650	520	130