



# 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	300006358				<p>2040-00-013-003-0-001-00 03/10/23</p>									
Parcel ID	2040-00-013-003-0-001-00													
Cadastral ID	2040-013-003-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	1											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	15353													
RODRIQUEZ, MANUEL E. ETAL														
% ZADIA NUNEZ														
P.O. BOX 184 LAVERNE OK 73848-0000														
Parcel Location					HOUSE	3/13/2023								
Situs	00606 S OHIO				Building Permits									
Subdivision	CORDES ADDN				Number	Description	Opened	Closed	Amount					
Lot/Block	0003 / 0013	Parcel Size	3 - Lots		CORDES ADD BLOCK 13 LOTS 3-4-5									
Sec/Twn/Rng	/ / /				Exemptions									
Neighborhood	200100 - LAVERNE ORIG\MULTI				Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
School District	1-LAVERN - 1-LAVERNE				Sale History					556/754	LAV. PUB. WORKS AUTHORITY	07/08/2000	12,500	U
Legal Description Lat/Long: 36.70129021 -99.89241645					Lat/Long: 36.70129021 -99.89241645					518/388	MAPHET, WENDELL, ETUX	09/24/1996	29,500	Q
CORDES ADD BLOCK 13 LOTS 3-4-5					Exemptions					484/607	WAYNE WARD, ETUX	06/18/1993	27,000	PQ
Exemptions					Sale History					/	RODRIQUEZ, MANUEL E. ETAL			
Parcel Valuation					Parcel Valuation					Parcel Valuation				
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	4,200	4,200	12%	504	Assessed	5,884	395.35					
Year Frozen		Improvements	44,836	44,836		5,380	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	49,036	49,036		5,884	Total Taxable	5,884	395.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300006358	RODRIQUEZ, MANUEL E. ETAL	202	49,036	0	5,832	392.00							
2024	2024-300006358	RODRIQUEZ, MANUEL E. ETAL	202	54,667	0	5,555	369.00							
2023	2023-300006358	RODRIQUEZ, MANUEL E. ETAL	202	44,086	0	5,290	355.00							
2022	2022-300006358	RODRIQUEZ, MANUEL E. ETAL	202	44,086	0	5,212	353.00							
2021	2021-300006358	RODRIQUEZ, MANUEL E. ETAL	202	44,086	0	4,963	343.00							
2020	2020-300006358	RODRIQUEZ, MANUEL E. ETAL	202	44,086	0	4,727	320.00							
2019	2019-0006358	RODRIQUEZ, MANUEL E. ETAL	202	44,086		4,502	269.00							
2018	2018-0006358	RODRIQUEZ, MANUEL E. ETAL	202	47,754		4,288	256.00							
2017	2017-0006358	RODRIQUEZ, MANUEL E. ETAL	202	45,820		4,084	244.00							
2016	2016-0006358	RODRIQUEZ, MANUEL E. ETAL	202	45,820		3,889	232.00							
2015	2015-0006358	RODRIQUEZ, MANUEL E. ETAL	202	45,223		3,704	221.00							
2014	2014-0006358	RODRIQUEZ, MANUEL E. ETAL	202	48,420		3,527	210.00							
2013	2013-0006358	RODRIQUEZ, MANUEL E. ETAL	202	66,332		3,360	201.00							



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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	75 x 140	
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	3.5 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% Two Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,024 / 2,048
Style	100% Two Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	8 Metal, Formed Seams
Area on Slab	0
Fixture/RghIn	6 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 78

HOUSE	3/13/2023
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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	73.38	Total Misc Impr	+ 11,321
Roofing Adj	+ 3.16	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 180,732
Heat/Cool Adj	+ 1.97	Depreciation ( 75%)	- 135,549
Plumbing Adj	+ 4.21	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 45,183
Adj Base Cost	= 82.72	Lot Value	+ 4,200
Total Area	x 2,048	Indicated Value	= 49,383
Adjusted Cost	= 169,411	Value Per SqFt	24.11

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	45,183		
Lot Value	4,200		
Indicated Value	49,383	24.11	Per SqFt
Agland Value			
Site Improvements			
Total Value	49,383	24.11	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	6062	13x7		91	44.01		4,005
RSPC	Raised Slab Porch - Covered	6063	24x7		168	43.55		7,316



Harper

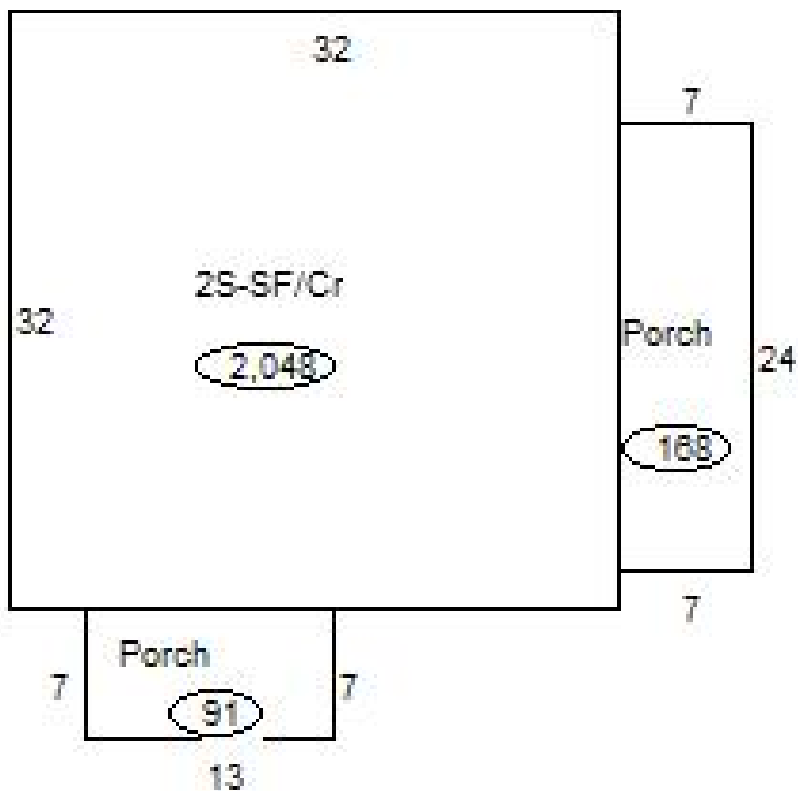
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Sketch Image

300006358



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	91	1.000	91
2	M	RSPC		20	Porch	168	1.000	168
3	R	2	Crawl	20	2S-SF/Cr	1,024	2.000	2,048
<b>Total Building Area</b>						1,024		2,048