



# 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	300006372				<p>2040-00-015-013-0-001-00_002.JPG 3/13/2023</p>									
Parcel ID	2040-00-015-013-0-001-00													
Cadastral ID	2040-015-013-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area 1												
Tax Area	202 - 1T-LAVERNE-C													
Name ID	13574													
CUETO, GUILLERMO & SALOME CUETO														
P O BOX 1073 LAVERNE OK 73848-9100														
Parcel Location														
Situs	00521 S OHIO													
Subdivision	CORDES ADDN													
Lot/Block	0013 / 0015	Parcel Size 3 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.70986708 -99.90790180														
CORDES ADD BLOCK 15 LOTS 13-14-15														
Building Permits														
<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					721/157	TAYLOR, BOBBY GLEN (TRU	11/01/2016	20,500	21					
					576/829	REED, DAVID WILLIAM	09/03/2002	20,000	21					
					570/493	STEINBRECHER, MARY CHASE	12/29/2001	22,500	PQ					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	4,200	3,311	12%	397	Assessed	5,352	359.60					
Year Frozen		Improvements	52,481	41,293		4,955	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	56,681	44,604		5,352	Total Taxable	5,352	360.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300006372	CUETO, GUILLERMO &			202	56,681	0	5,097	342.00					
2024	2024-300006372	CUETO, GUILLERMO &			202	61,275	0	4,855	323.00					
2023	2023-300006372	CUETO, GUILLERMO &			202	56,367	0	4,624	311.00					
2022	2022-300006372	CUETO, GUILLERMO &			202	56,367	0	4,404	298.00					
2021	2021-300006372	CUETO, GUILLERMO &			202	56,367	0	4,194	290.00					
2020	2020-300006372	CUETO, GUILLERMO &			202	56,367	0	3,995	271.00					
2019	2019-0006372	CUETO, GUILLERMO &			202	55,686		3,805	227.00					
2018	2018-0006372	CUETO, GUILLERMO &			202	59,329		3,624	216.00					
2017	2017-0006372	CUETO, GUILLERMO &			202	28,756		3,450	206.00					
2016	2016-0006372	TAYLOR, BOBBY GLEN (TRUST)			202	49,154		3,969	237.00					
2015	2015-0006372	TAYLOR, BOBBY GLEN (TRUST)			202	48,573		3,824	228.00					
2014	2014-0006372	TAYLOR, BOBBY GLEN (TRUST)			202	51,746		3,684	220.00					
2013	2013-0006372	TAYLOR, BOBBY GLEN (TRUST)			202	53,023		3,547	212.00					



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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	75 x 140	<p>2040-00-015-013-0-001-00 03/10/23</p> <p>2040-00-015-013-0-001-00_002.JPG 3/13/2023</p>
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 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,380 / 1,380
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	PARTIAL -
Year/Eff Age	1940 / 69



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	87.04	Total Misc Impr	+ 4,058
Roofing Adj	+ 4.05	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 154,423
Heat/Cool Adj	+ 10.77	Depreciation ( 69%)	- 106,552
Plumbing Adj	+ 7.10	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 47,871
Adj Base Cost	= 108.96	Lot Value	+ 4,200
Total Area	x 1,380	Indicated Value	= 52,071
Adjusted Cost	= 150,365	Value Per SqFt	37.73

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	47,871		
Lot Value	4,200		
Indicated Value	52,071	37.73	Per SqFt
Agland Value			
Site Improvements	3,185		
Total Value	55,256	40.04	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	6113	14x6		84	40.14		3,372
PRCH	Slab Porch - Covered	6115	6x5		30	22.86		686



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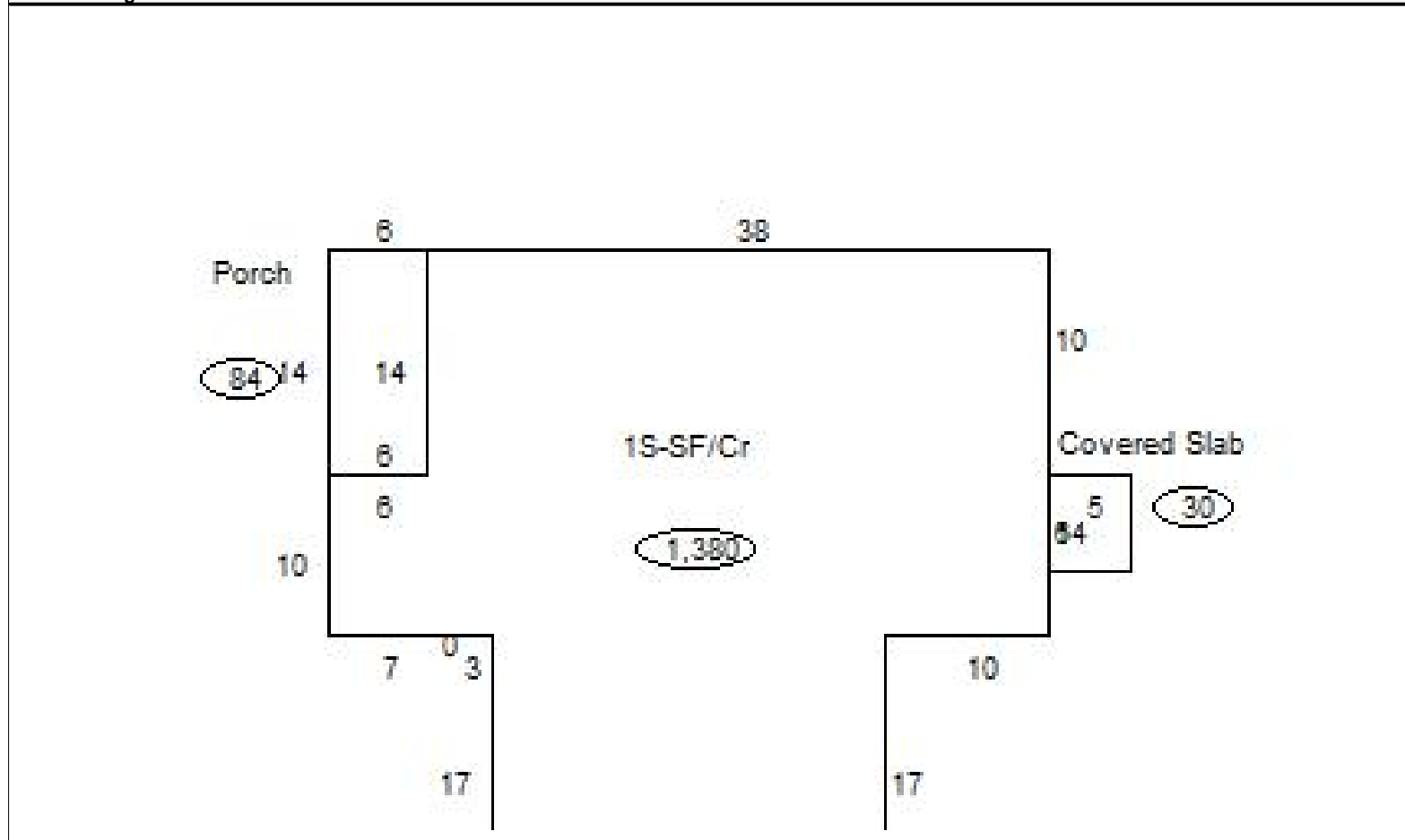
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	84	1.000	84
2	R	1	Crawl	20	1S-SF/Cr	1,380	1.000	1,380
3	M	PRCH		20	Covered Slab	30	1.000	30
<b>Total Building Area</b>						1,380		1,380



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed - Wood	24x14x6		Composition Shingle	336	
	Qual	3	Cond 3	Year 2000	Eff Age 26		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (18.17 x 336)		6,105		6,105	4,274	1,831
	LNT0	Lean To - Attached	20x6x6		Composition Shingle	120	
	Qual	3	Cond 3	Year 2000	Eff Age 26		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (6.81 x 120)		817		817	654	163
	SHDS	Yard Shed - Wood	24x14x6		Composition Shingle	336	
	Qual	3	Cond 3	Year 1990	Eff Age 36		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (17.73 x 336)		5,957		5,957	4,766	1,191