



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:21:41
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300006396 Parcel ID 2060-00-012-023-0-001-00 Cadastral ID 2060-012-023-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 202 - 1T-LAVERNE-C Name ID 25392 VENTURA, HECTOR AND ANASTACIA SICAJAU P O BOX 642 LAVERNE OK 73848- Parcel Location Situs 00601 S OKLAHOMA Subdivision TERBUSH ADDN Lot/Block 0023 / 0012 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					<p>2060-00-012-023-0-001-00 03/10/23</p>																																																																																																																				
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Lat/Long: 36.70179690 -99.89054586 TERBUSH ADD BLOCK 12 LOTS 23-24 BOOK 777 PAGE 587					<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																																																																																																											
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Lot Data	Square-Foot - SHUMANS\PARK\WEID	Primary Image
Lot Size	50 x 140	
Lot Count		
Units Buildable	3150	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	7,000.00 x .45 = 3,150	
Factor Value		
Adjustments		
Lot Value	3,150	

Residential Data	
Type	6 Mobile Home 74 x 18
Condition	3.25 - Average
Quality	3.25 - Average
Architecture	SWMH Singlewide MH
Style	100% Single Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,332 / 1,332
Style	100% Single Wide
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	
Year/Eff Age	2007 / 18

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	51.37	Total Misc Impr	+ 7,330
Roofing Adj	+ 2.52	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 93,111
Heat/Cool Adj	+ 3.05	Depreciation (50%)	- 46,556
Plumbing Adj	+ 7.47	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 46,555
Adj Base Cost	= 64.40	Lot Value	+ 3,150
Total Area	x 1,332	Indicated Value	= 49,705
Adjusted Cost	= 85,781	Value Per SqFt	37.32

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	46,555		
Lot Value	3,150		
Indicated Value	49,705	37.32	Per SqFt
Agland Value			
Site Improvements			
Total Value	49,705	37.32	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	Wood Deck - Covered	11509	22x10		220	33.32		7,330