



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:21:46  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300006402 <b>Parcel ID</b> 2060-00-017-017-0-001-00 <b>Cadastral ID</b> 2060-017-017-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 1 <b>Tax Area</b> 202 - 1T-LAVERNE-C <b>Name ID</b> 25177 PEREZ, MARC ANTONI  10312 BRADFORD WAY YUKON OK 73099-  <b>Parcel Location</b> <b>Situs</b> 00513 S OKLAHOMA <b>Subdivision</b> TERBUSH ADDN <b>Lot/Block</b> 0017 / 0017 <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: 36.70955899 -99.89308859 TERBUSH ADD BLOCK 17 LOTS 17-18 BOOK 771 PAGE 322										<b>HOUSE</b> 3/13/2023																																																																																																															
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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	50 x 140	
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	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	746 / 746
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	746
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	288 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1940 / 103

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	89.68	Total Misc Impr	+ 767
Roofing Adj	+ 3.95	Garage Cost	+ 7,689
Subfloor Adj	+ 0.00	Total RCN	= 84,555
Heat/Cool Adj	+ 1.40	Depreciation ( 80%)	- 67,644
Plumbing Adj	+ 6.97	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 16,911
Adj Base Cost	= 102.01	Lot Value	+ 2,800
Total Area	x 746	Indicated Value	= 19,711
Adjusted Cost	= 76,099	Value Per SqFt	26.42

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	16,911		
Lot Value	2,800		
Indicated Value	19,711	26.42	Per SqFt
Agland Value			
Site Improvements	1,502		
Total Value	21,213	28.44	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	6177	6x4		24	31.94		767



Harper

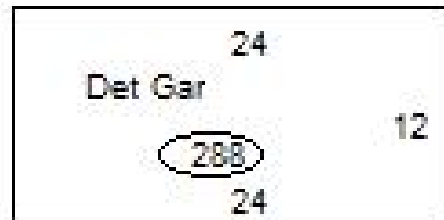
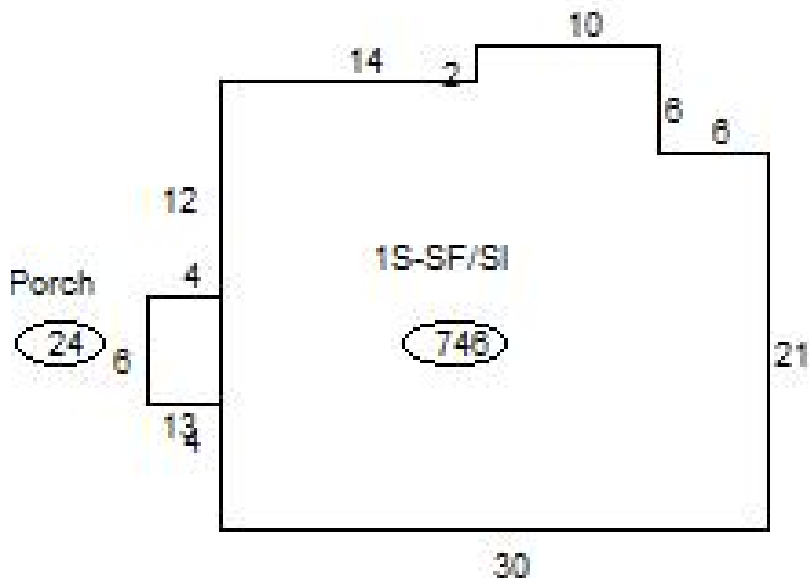
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Sketch Image

300006402



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	24	1.000	24
2	R	1	Slab	20	1S-SF/Sl	746	1.000	746
3	G	2		20	Det Gar	288	1.000	288
<b>Total Building Area</b>						746		746



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed - Wood	10x8x6		Composition Shingle	80	
	Qual	3	Cond 3	Year 2008	Eff Age 18		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (56% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (25.28 x 80)		2,022		2,022	1,132	890
	PACN	Paving - Concrete	32x3x0			96	
	Qual	3	Cond 3	Year 1940	Eff Age 86		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (7.12 x 96)		684		684	547	137
	PACN	Paving - Concrete / SIDEWALK	16x3x0			48	
	Qual	3	Cond 3	Year 1940	Eff Age 86		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (7.82 x 48)		375		375	300	75
	PACN	Paving - Concrete / DRIVEWAY	60x8x0			480	
	Qual	3	Cond 3	Year 1940	Eff Age 86		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.17 x 480)		2,002		2,002	1,602	400