



# Harper

## Assessment Property Record Card for Tax Year 2026

Date provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:22:30  
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Assessment Data					Primary Image																																																																																																															
<b>Account</b> 300006455 <b>Parcel ID</b> 2100-00-010-001-0-002-00 <b>Cadastral ID</b> 2100-010-001-00-0-002-00 <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> 15419 FRIAS, JASIME TRUSTEE: ELIZABETH HERNANDEZ  PO BOX 921 LAVERNE OK 73848-0000  <b>Parcel Location</b> <b>Situs</b> 01015 CEDAR DR <b>Subdivision</b> LOVE ADDN <b>Lot/Block</b> 0001 / 0010 <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: 36.70491988 -99.89427954 LOVES ADD BLK 10 SOUTH 37.50' OF LOT 1; ALL LOT 2; NORTH 60' OF LOT 3 ELIZABETH HERNANDEZ, TRUSTEE																																																																																																																				
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Lot Data		Lot - LAVERNE ORIG\MULTI Lot		Primary Image				
Lot Size	0 0	<p>2100-00-010-001-0-002-00 03/10/23</p>						
Lot Count	22613							
Units Buildable	9045							
Non-Ag Acres								
Topography								
Street Access								
Utilities								
Amenities								
Method	Lot							
Base Lot Value	22,613.00 x .40 = 9,045							
Factor Value		HOUSE WITH PORCH	3/13/2023					
Adjustments		<b>GRM Approach</b>						
Lot Value	9,045	GRM Code						
<b>Residential Data</b>		Gross Rent						
Type	6 Mobile Home 56 x 26	Indicated Value						
Condition	3 - Average	<b>Multiple Regression</b>						
Quality	3 - Average	MRA Code						
Architecture	DWMH Multi-wide MH	Adusted R						
Style	100% Double Wide	Indicated Value						
Exterior Wall	100% Lap	<b>Direct Comparables</b>						
Base/Total Area	1,456 / 1,456	Selection Model DEFAULT DEFAULT SELECTION MODEL						
Style	100% Double Wide	Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE						
HVAC	100% Warmed & Cooled Air	Comparables						
Roof Cover	4 Metal, Preformed	Indicated Value						
Area on Slab	0	<b>Value Reconciliation</b>						
Fixture/RghIn	8 /	Selected Approach Cost Approach						
Bed/F/H Bath	3 / 2.0 /	Improvements 23,721						
Basement Area		Lot Value 9,045						
Garage Type		Indicated Value 32,766 22.50 Per SqFt						
Remodel		Agland Value						
Year/Eff Age	1976 / 50	Site Improvements 15,981						
<b>Cost Approach</b>		Total Value 48,747 33.48 Total Value Per SqFt						
Manual :								
Base Cost	48.75	Total Misc Impr	+ 7,872					
Roofing Adj	+ 2.25	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 94,883					
Heat/Cool Adj	+ 2.53	Depreciation ( 75%)	- 71,162					
Plumbing Adj	+ 6.23	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 23,721					
Adj Base Cost	= 59.76	Lot Value	+ 9,045					
Total Area	x 1,456	Indicated Value	= 32,766					
Adjusted Cost	= 87,011	Value Per SqFt	22.50					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	6279	28x12	2010	336	23.43		7,872



Harper

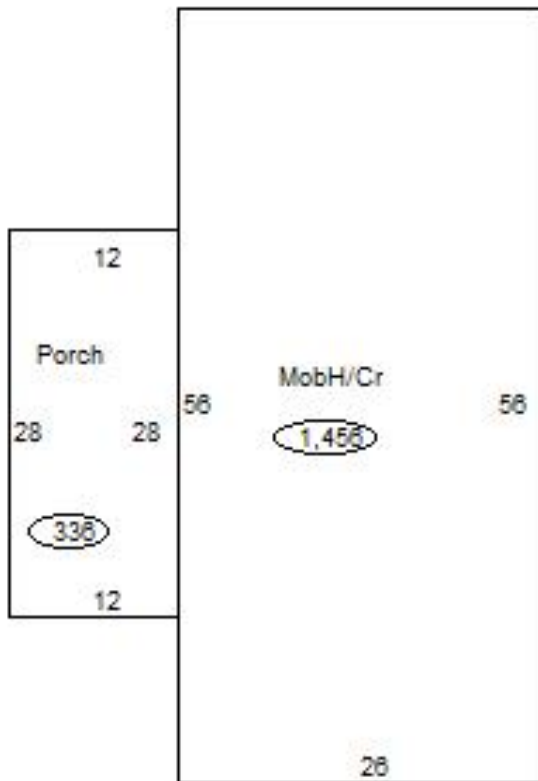
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Sketch Image

300006455



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14	Crawl	20	MobH/Cr	1,456	1.000	1,456
2	M	RSPC		20	Porch	336	1.000	336
<b>Total Building Area</b>						1,456		1,456



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete	24x22x0			528
	Qual 3	Cond 3	Year 2023	Eff Age	3	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.16 x 528)	2,196		2,196	329
	SHDS	Shed - Small	25x30x10		Formed Metal	750
	Qual 3	Cond 3	Year 2023	Eff Age	3	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (14% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (17.71 x 750)	13,283		13,283	1,860
	CPDT	Carport - Detached	20x20x8		Formed Metal	400
	Qual 3	Cond 3	Year 2023	Eff Age	3	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (19% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (7.94 x 400)	3,176		3,176	603
	PACN	Paving - Concrete SIDEWALK	40x2x0			80
	Qual 3	Cond 3	Year 1976	Eff Age	50	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (7.35 x 80)	588		588	470