



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:22:58
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Assessment Data					Primary Image																																																																																																																				
Account 300006487 Parcel ID 2140-00-001-003-0-001-00 Cadastral ID 2140-001-003-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 15442 QUINO, HECTOR VENTURA & ANASTASIA CAC SICAJUA P O BOX 642 LAVERNE OK 73848-0000 Parcel Location Situs 00710 W JANE JAYROE BLVD Subdivision SHUMAN'S 1ST ADDN Lot/Block 0003 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 200200 - SHUMANS\PARKWEID School District 1-LAVERN - 1-LAVERNE																																																																																																																									
Legal Description Lat/Long: 36.71109343 -99.89447797																																																																																																																									
SHUMANS ADD. BLOCK 1 LOT 3					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>2140-00-001-003-0-001-00</td> <td>HOUSE</td> <td>4/30/2025</td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	2140-00-001-003-0-001-00	HOUSE	4/30/2025																																																																																																								
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Lot Data	Square-Foot - SHUMANS\PARK\WEID	Primary Image
Lot Size	60 x 157	
Lot Count		
Units Buildable	4239	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	9,420.00 x .45 = 4,239	
Factor Value		
Adjustments		
Lot Value	4,239	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	931 / 931
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1965 / 61

HOUSE	4/30/2025
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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	93.18	Total Misc Impr	+ 2,850
Roofing Adj	+ 4.51	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 101,787
Heat/Cool Adj	+ 1.73	Depreciation (63%)	- 64,126
Plumbing Adj	+ 6.85	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 37,661
Adj Base Cost	= 106.27	Lot Value	+ 4,239
Total Area	x 931	Indicated Value	= 41,900
Adjusted Cost	= 98,937	Value Per SqFt	45.01

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	37,661		
Lot Value	4,239		
Indicated Value	41,900	45.01	Per SqFt
Agland Value			
Site Improvements	7,532		
Total Value	49,432	53.10	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	6376	6x6	1965	36	22.84		822
PATO	Slab Porch - Open	6377	18x7	2015	126	9.57		1,206
PRCH	Porch	6379	12x3	2015	36	22.84		822



Harper

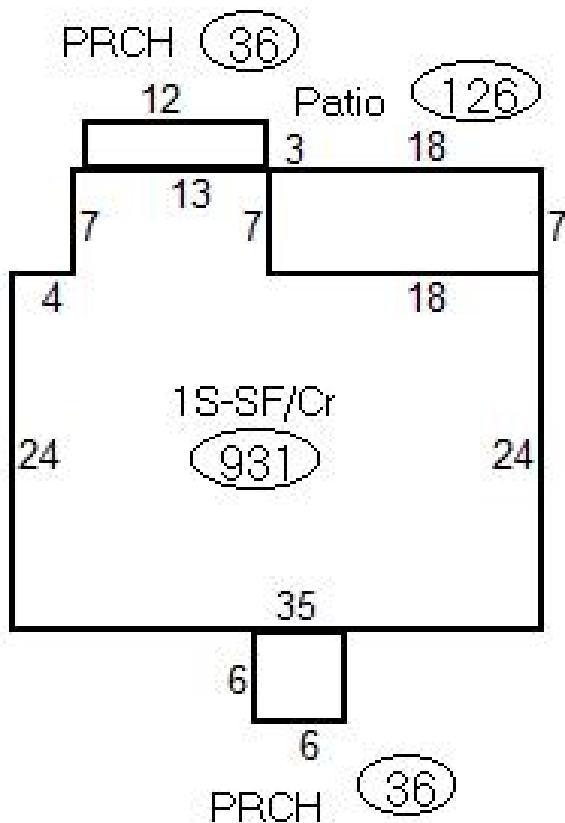
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	PRCH	36	1.000	36
2	M	PATO		20	Patio	126	1.000	126
3	R	1	Crawl	20	1S-SF/Cr	931	1.000	931
4	M	PRCH		20	PRCH	36	1.000	36
Total Building Area						931		931



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	20x12x10	Concrete	Formed Metal	240
	Qual	3	Cond 3	Year 2021	Eff Age 5	
	Valuation Summary		Modifier Total	RCN	Depr (31% Phys/ % Func)	RCNLD
	Base Cost (9.46 x 240)	2,270		2,270	704	1,566
	SHDS	Shed - Small	4x8x6	Base	Galvanized Metal	32
	Qual	3	Cond 3	Year 2021	Eff Age 5	
	Valuation Summary		Modifier Total	RCN	Depr (23% Phys/ % Func)	RCNLD
	Base Cost (30.06 x 32)	962		962	221	741
	PACN	Paving - Concrete / DRIVEWAY	40x10x0	Concrete		400
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.17 x 400)	1,668		1,668	1,334	334
 <small>2140-00-001-003-0-001-00 6487 05/19/2021</small>	MGWH	Worker Housing (Bunk House)	30x20x8	Concrete	Formed Metal	600
	Qual	3	Cond 3	Year 1965	Eff Age 61	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (39.99 x 600)	23,994		23,994	19,195	4,799
	PACN	Paving - Concrete / SIDEWALK	20x3x0	Concrete		60
	Qual	3	Cond 3	Year 1965	Eff Age 61	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (7.64 x 60)	458		458	366	92