




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:23:08
 Page 1

Assessment Data					Primary Image																																																																																																															
Account 300006498 Parcel ID 2140-00-001-014-0-001-00 Cadastral ID 2140-001-014-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 25476 QUINO, HECTOR VENTURA & ANASTACIA CAC SICAJAU PO BOX 642 LAVERNE OK 73848- Parcel Location Situs 00701 KLINGER Subdivision SHUMAN'S 1ST ADDN Lot/Block 0014 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 200200 - SHUMANS\PARKWEID School District 1-LAVERN - 1-LAVERNE					 <p>2140-00-001-014-0-001-00 04/29/25</p>																																																																																																															
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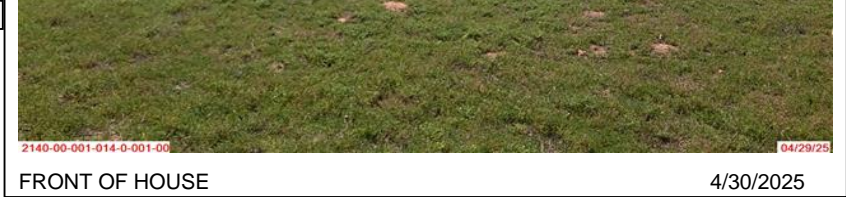
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Date 02/06/2026
 Time 07:23:08
 Page 2

Lot Data	Square-Foot - SHUMANS\PARK\WEID	Primary Image
Lot Size	60 x 140	
Lot Count		
Units Buildable	3780	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	8,400.00 x .45 = 3,780	
Factor Value		
Adjustments		
Lot Value	3,780	

Residential Data	
Type	1 Single Family Residence
Condition	3.25 - Average
Quality	3.25 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,356 / 1,356
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1958 / 65



FRONT OF HOUSE 4/30/2025

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	87.71	Total Misc Impr	+ 624
Roofing Adj	+ 4.36	Garage Cost	+ 624
Subfloor Adj	+ 0.00	Total RCN	= 147,967
Heat/Cool Adj	+ 11.55	Depreciation (66%)	- 97,658
Plumbing Adj	+ 5.04	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 50,309
Adj Base Cost	= 108.66	Lot Value	+ 3,780
Total Area	x 1,356	Indicated Value	= 54,089
Adjusted Cost	= 147,343	Value Per SqFt	39.89

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	50,309		
Lot Value	3,780		
Indicated Value	54,089	39.89	Per SqFt
Agland Value			
Site Improvements	1,419		
Total Value	55,508	40.94	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	6436	6x5	1960	30	10.40		312
PATO	Slab Porch - Open	6437	10x3	1960	30	10.40		312



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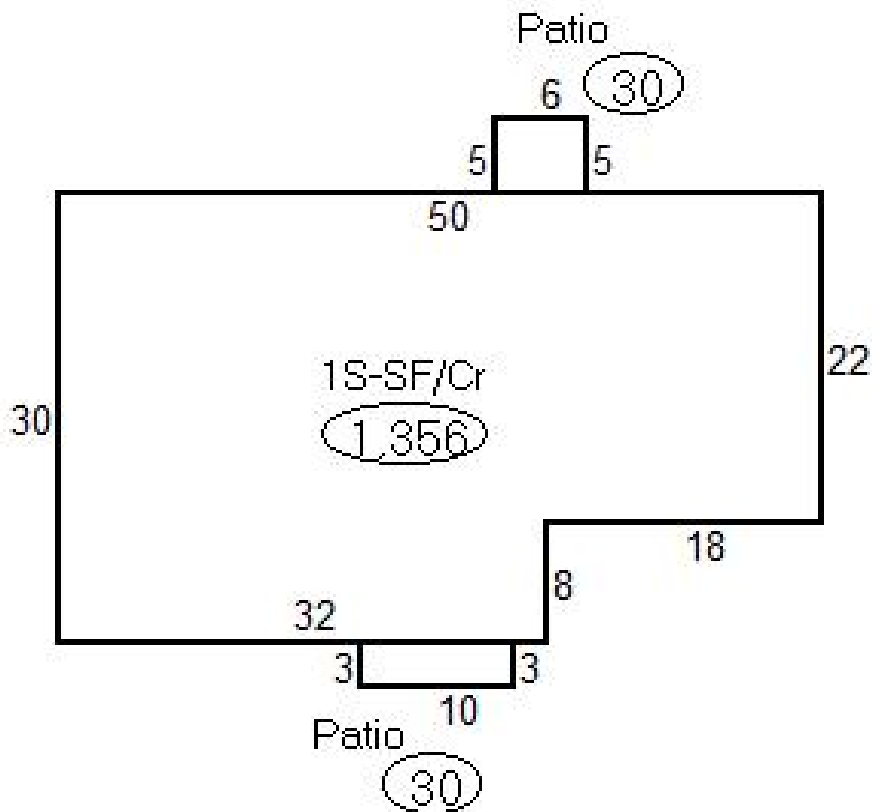
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Time 07:23:08
Page 3

Sketch Image

300006498



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,356	1.000	1,356
2	M	PATO		20	Patio	30	1.000	30
3	M	PATO		20	Patio	30	1.000	30
Total Building Area						1,356		1,356



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 Page 4

300006498

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPDT	Carport - Detached	20x18x8		Formed Metal	360	
	Qual	3	Cond 3	Year 2005	Eff Age 21		
	Valuation Summary		Modifier Total	RCN	Depr (71% Phys/ % Func)		RCNLD
	Base Cost (8.36 x 360)		3,010		3,010	2,137	873
	PACN	Paving - Concrete Drive	50x10x0			500	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
	Base Cost (4.16 x 500)		2,080		2,080	1,664	416
	PACN	Paving - Concrete WALKWAY	30x3x0			90	
	Qual	3	Cond 3	Year 1958	Eff Age 68		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
	Base Cost (7.21 x 90)		649		649	519	130