



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
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Assessment Data					Primary Image																																																																																																																				
Account 300006501 Parcel ID 2140-00-002-003-0-001-00 Cadastral ID 2140-002-003-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 24932 RUBICEL, ASENSIO GARCIA PO BOX 205 LAVERNE OK 73848- Parcel Location Situs 00710 KLINGER Subdivision SHUMAN'S 1ST ADDN Lot/Block 0003 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 200200 - SHUMANS\PARKWEID School District 1-LAVERN - 1-LAVERNE					<p>FRONT OF HOUSE 4/30/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.71048327 -99.89403880 SHUMANS ADD BLOCK 2 LOT E 52' OF 3																																																																																																																									
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Lot Data		Square-Foot - SHUMANS\PARK\WEID	
Lot Size	52 x 160		
Lot Count			
Units Buildable	3744		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	8,320.00 x .45 = 3,744		
Factor Value			
Adjustments			
Lot Value	3,744		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	899 / 899
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	2 / 1.0 /
Basement Area	
Garage Type	290 Attached Garage - Unfinished 1 Stalls
Remodel	
Year/Eff Age	1959 / 67

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	95.55	Total Misc Impr	+ 732
Roofing Adj	+ 4.56	Garage Cost	+ 9,257
Subfloor Adj	+ 0.00	Total RCN	= 116,044
Heat/Cool Adj	+ 10.77	Depreciation (68%)	- 78,910
Plumbing Adj	+ 7.10	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 37,134
Adj Base Cost	= 117.97	Lot Value	+ 3,744
Total Area	x 899	Indicated Value	= 40,878
Adjusted Cost	= 106,055	Value Per SqFt	45.47

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	37,134		
Lot Value	3,744		
Indicated Value	40,878	45.47	Per SqFt
Agland Value			
Site Improvements	816		
Total Value	41,694	46.38	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	6456	8x4		32	22.86		732



Harper

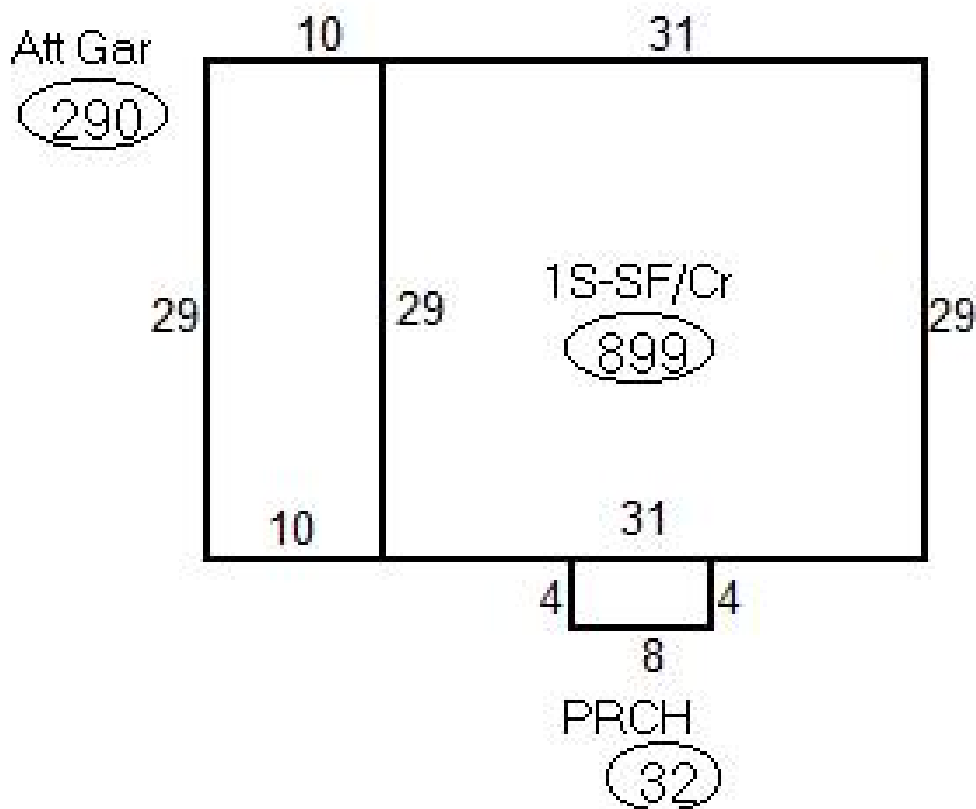
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Sketch Image

300006501



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	899	1.000	899
2	G	1		20	Att Gar	290	1.000	290
3	M	PRCH		20	PRCH	32	1.000	32
Total Building Area						899		899



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300006501

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PACN	Paving - Concrete Drive	36x10x0			360	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
				0			
				0			
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (4.18 x 360)	1,505		1,505	1,204	301
	CPDT	Carprt Dtchd"C"	20x14x0			280	
	Qual	3	Cond 3	Year 1959	Eff Age 67		
			Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
			Base Cost (9.19 x 280)	2,573		2,573	2,058