



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:23:23  
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Assessment Data					Primary Image																																																																																																																			
<b>Account</b> 300006516 <b>Parcel ID</b> 2142-00-001-004-0-001-00 <b>Cadastral ID</b> 2142-001-004-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 3 <b>Tax Area</b> 202 - 1T-LAVERNE-C <b>Name ID</b> 25375 HUERTA, MILDRETH CASTELLANOS  P.O. BOX 313 LAVERNE OK 73848-  <b>Parcel Location</b> <b>Situs</b> 00814 W JANE JAYROE BLVD <b>Subdivision</b> SHUMAN'S 2ND ADDN <b>Lot/Block</b> 0004 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 200200 - SHUMANS\PARKWEID <b>School District</b> 1-LAVERNE - 1-LAVERNE					<p>FRONT OF HOUSE 4/30/2025</p>																																																																																																																			
<b>Legal Description</b> Lat/Long: 36.70832052 -99.90077243 SHUMANS 2ND ADD BLOCK 1 LOT 4 BOOK 777 PAGE 229																																																																																																																								
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Lot Data	Square-Foot - SHUMANS\PARK\WEID	Primary Image
Lot Size	65 x 157	
Lot Count		
Units Buildable	4592	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,205.00 x .45 = 4,592	
Factor Value		
Adjustments		
Lot Value	4,592	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	88% Frame, Plywood or Hardboard 12% Veneer, N
Base/Total Area	1,711 / 1,711
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,711
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	350 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	80.69	Total Misc Impr	+ 4,017
Roofing Adj	+ 3.86	Garage Cost	+ 10,499
Subfloor Adj	+ -1.86	Total RCN	= 180,808
Heat/Cool Adj	+ 10.77	Depreciation ( 68%)	- 122,950
Plumbing Adj	+ 3.73	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 57,858
Adj Base Cost	= 97.19	Lot Value	+ 4,592
Total Area	x 1,711	Indicated Value	= 62,450
Adjusted Cost	= 166,292	Value Per SqFt	36.50

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	57,858	
Lot Value	4,592	
Indicated Value	62,450	36.50 Per SqFt
Agland Value		
Site Improvements	981	
Total Value	63,431	37.07 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
CPDT	Carport - Detached	6496	24x12		288	9.67		2,785
PATC	Patio - Covered	6497	9x8		72	17.11		1,232



Harper

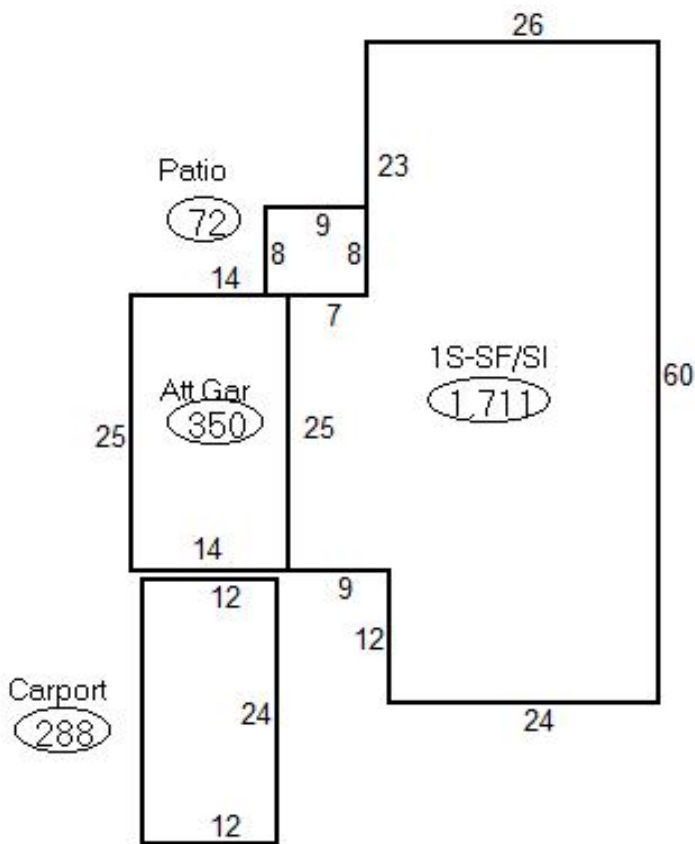
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		20	Att Gar	350	1.000	350
2	R	1	Slab	20	1S-SF/SI	1,711	1.000	1,711
3	M	CPDT		20	Carport	288	1.000	288
4	M	PATC		20	Patio	72	1.000	72
<b>Total Building Area</b>						<b>1,711</b>		<b>1,711</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed - Wood	8x10x8		Galvanized Metal	80	
	Qual	3	Cond 2	Year 1990	Eff Age 43		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (26.61 x 80)	2,129		2,129	1,703	426
	PACN	Paving - Concrete Drive	56x12x0			672	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
			0				
			0				
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (4.13 x 672)	2,775		2,775	2,220	555