




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:23:24
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Assessment Data					Primary Image									
Account	300006518				 <p>FRONT OF HOUSE 4/30/2025</p>									
Parcel ID	2142-00-001-006-0-001-00													
Cadastral ID	2142-001-006-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	3											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	13528													
CUETO, GUILLERMO														
P O BOX 1073 LAVERNE OK 73848-0000														
Parcel Location														
Situs	00822 W JANE JAYROE BLVD													
Subdivision	SHUMAN'S 2ND ADDN													
Lot/Block	0006 / 0001	Parcel Size	1 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200200 - SHUMANS\PARKWEID													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.70787978 -99.89983357														
SHUMANS 2ND ADD. BLOCK 1 LOT 6 BOOK 775 PAGE 447														
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
775/447	MARKER, RUTH	09/26/2017		08										
647/172	EVANS, KARL DEAN (TRUST)	02/24/2009	75,000	Q										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap	2024	Land Value	4,592	4,592	12%	551	Assessed	8,660	581.87					
Year Frozen		Improvements	67,574	67,574		8,109	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	72,166	72,166		8,660	Total Taxable	8,660	582.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300006518	CUETO, GUILLERMO	202	72,166	0	8,660	582.00							
2024	2024-300006518	CUETO, GUILLERMO	202	71,909	0	8,629	574.00							
2023	2023-300006518	CUETO, GUILLERMO	202	66,853	0	7,694	517.00							
2022	2022-300006518	MARKER, RUTH	202	61,064	0	7,328	496.00							
2021	2021-300006518	MARKER, RUTH	202	58,371	0	7,004	484.00							
2020	2020-300006518	MARKER, RUTH	202	58,371	0	7,004	474.00							
2019	2019-0006518	MARKER, RUTH	202	58,371		7,005	418.00							
2018	2018-0006518	MARKER, RUTH	202	58,371		7,005	418.00							
2017	2017-0006518	MARKER, RUTH	202	56,963		6,836	408.00							
2016	2016-0006518	MARKER, RUTH	202	58,371		7,005	418.00							
2015	2015-0006518	MARKER, RUTH	202	59,913		7,190	429.00							
2014	2014-0006518	MARKER, RUTH	202	61,362		7,364	439.00							
2013	2013-0006518	MARKER, RUTH	202	71,332		8,560	511.00							




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Lot Data	Square-Foot - SHUMANS\PARK\WEID	Primary Image
Lot Size	65 x 157	 <p>FRONT OF HOUSE 4/30/2025</p>
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	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Frame, Siding, Wood 50% Veneer, Masonry
Base/Total Area	1,455 / 1,455
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,455
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	308 Attached Garage - Unfinished
Remodel	REFRESH -
Year/Eff Age	1959 / 57

2142-00-001-006-0-001-00 04/29/25

FRONT OF HOUSE 4/30/2025

GRM Approach	
GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression	
MRA Code	
Adusted 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	87.94	Total Misc Impr	+ 2,572
Roofing Adj	+ 4.00	Garage Cost	+ 9,658
Subfloor Adj	+ -1.91	Total RCN	= 165,267
Heat/Cool Adj	+ 10.77	Depreciation (60%)	- 99,160
Plumbing Adj	+ 4.39	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 66,107
Adj Base Cost	= 105.18	Lot Value	+ 4,592
Total Area	x 1,455	Indicated Value	= 70,699
Adjusted Cost	= 153,037	Value Per SqFt	48.59

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	66,107		
Lot Value	4,592		
Indicated Value	70,699	48.59	Per SqFt
Agland Value			
Site Improvements	412		
Total Value	71,111	48.87	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	6506	3x3		9	9.78		88
PRCH	Porch	6508	6x5		30	22.86		686
PATO	Slab Porch - Open	6509	20x10		200	8.99		1,798



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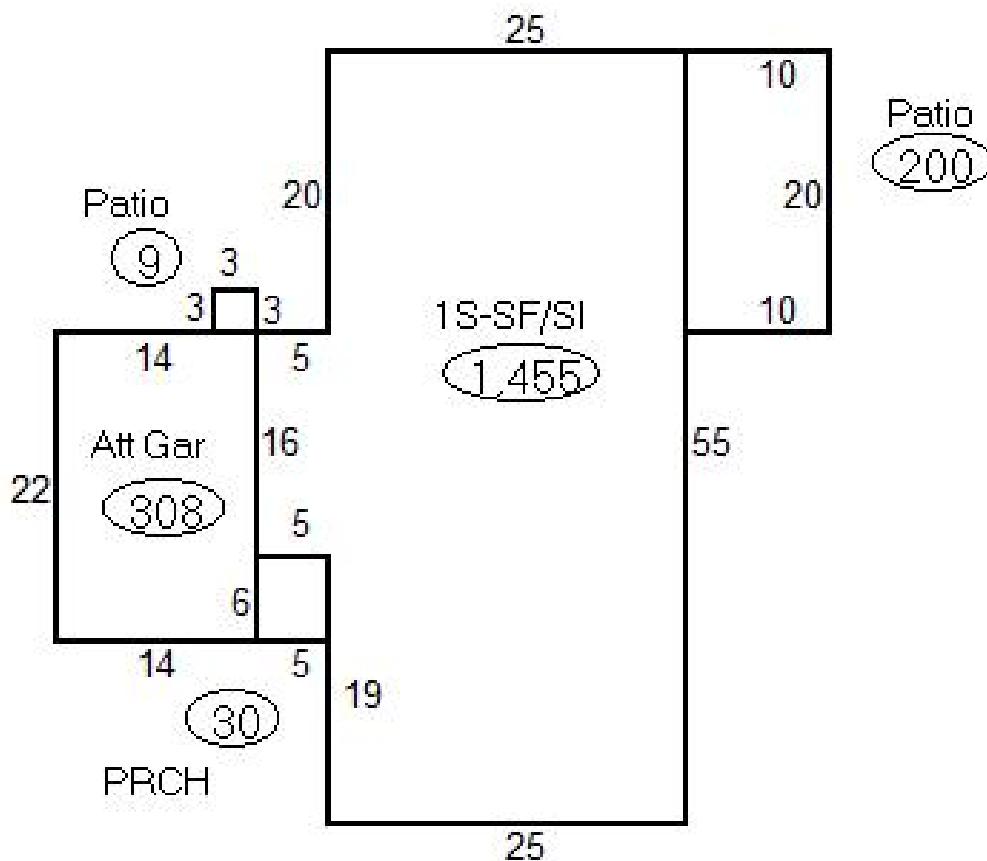
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,455	1.000	1,455
2	M	PATO		20	Patio	9	1.000	9
3	G	1		20	Att Gar	308	1.000	308
4	M	PRCH		20	PRCH	30	1.000	30
5	M	PATO		20	Patio	200	1.000	200
Total Building Area						1,455		1,455



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PACN	Paving - Concrete Drive	55x9x0			495	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (4.16 x 495)	2,059		2,059	1,647	412