



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:23:25
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Assessment Data					Primary Image																																																																																																																				
Account 300006519 Parcel ID 2142-00-001-007-0-001-00 Cadastral ID 2142-001-007-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 15463 CUETO, SALOME AND GUILLERMO CUETO P O BOX 1073 LAVERNE OK 73848-0000 Parcel Location Situs 00826 W JANE JAYROE BLVD Subdivision SHUMAN'S 2ND ADDN Lot/Block 0007 / 0001 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: 36.70734229 -99.89916585																																																																																																																									
SHUMAN'S 2ND ADD. BLOCK 1 LOT 7					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - SHUMANS\PARK\WEID	Primary Image
Lot Size	72 x 157	
Lot Count		
Units Buildable	5087	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	11,304.00 x .45 = 5,087	
Factor Value		
Adjustments		
Lot Value	5,087	

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	1,612 / 1,612
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,612
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1959 / 67



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	81.90	Total Misc Impr	+ 1,470
Roofing Adj	+ 4.59	Garage Cost	+
Subfloor Adj	+ -1.86	Total RCN	= 161,638
Heat/Cool Adj	+ 10.77	Depreciation (68%)	- 109,914
Plumbing Adj	+ 3.96	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 51,724
Adj Base Cost	= 99.36	Lot Value	+ 5,087
Total Area	x 1,612	Indicated Value	= 56,811
Adjusted Cost	= 160,168	Value Per SqFt	35.24

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	51,724		
Lot Value	5,087		
Indicated Value	56,811	35.24	Per SqFt
Agland Value			
Site Improvements	23,300		
Total Value	80,111	49.70	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	6510	7x5		35	22.85		800
SHDS	Shed - Small	8009	5x4		20	33.48		670



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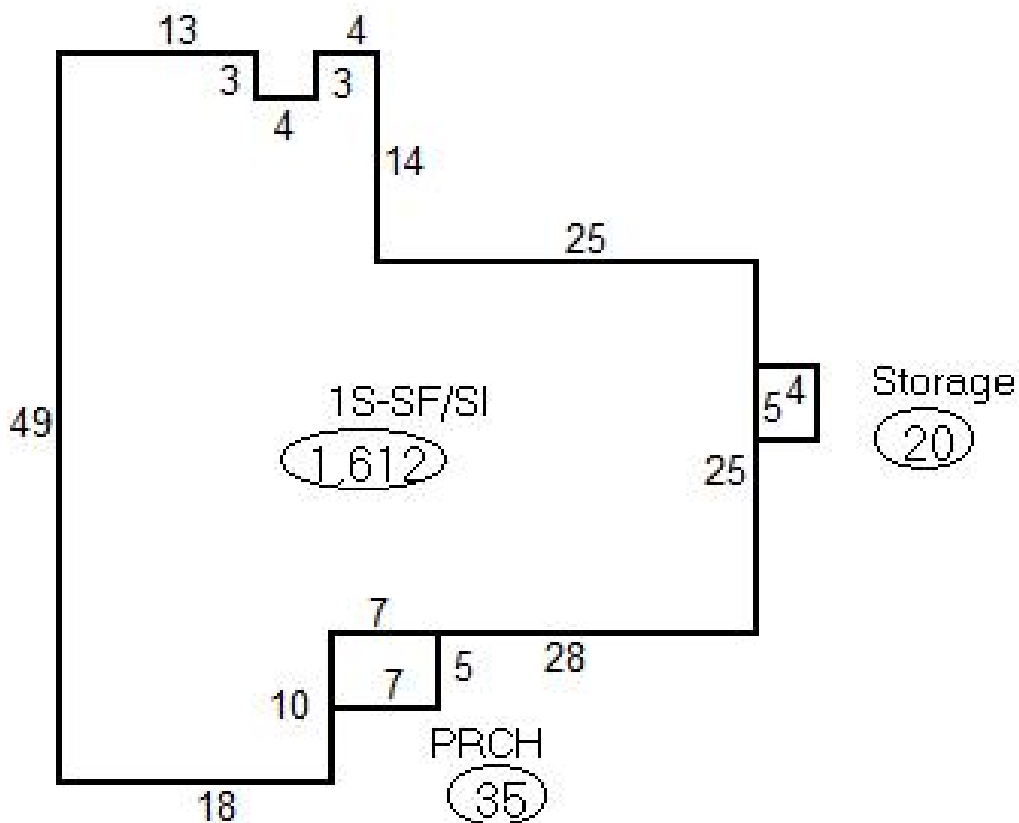
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Sketch Image

300006519



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	PRCH	35	1.000	35
2	R	1	Slab	20	1S-SF/Sl	1,612	1.000	1,612
3	M	SHDS		20	Storage	20	1.000	20
Total Building Area						1,612		1,612



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	24x24x10	Concrete	Formed Metal	576
	Qual	3	Cond 3	Year 2024	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
	Base Cost (34.33 x 576)		19,774	19,774	593	19,181
	PACN	Paving - Concrete Drive "L" shape	63x11x0			693
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.13 x 693)		2,862	2,862	2,290	572
	SHDS	Yard Shed - Wood	27x10x8	Base	Formed Metal	270
	Qual	5	Cond 3	Year 1970	Eff Age 56	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ 0% Func)	RCNLD
	Base Cost (22.29 x 270)		6,018	6,018	4,814	1,204
	CPDT	Carport - Detached	20x12x0		Galvanized Metal	240
	Qual	4	Cond 3	Year 1970	Eff Age 56	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ 0% Func)	RCNLD
	Base Cost (12.12 x 240)		2,909	2,909	2,327	582
	SHDS	Shed - Wood E of Carport	14x30x0	Base	Galvanized Metal	420
	Qual	5	Cond 3	Year 1970	Eff Age 56	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ 0% Func)	RCNLD
	Base Cost (20.97 x 420)		8,807	8,807	7,046	1,761