




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image									
Account	300006529				 <p>FRONT OF HOUSE 4/30/2025</p>									
Parcel ID	2142-00-002-003-0-001-00													
Cadastral ID	2142-002-003-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	3											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	15473													
HERNANDEZ, MIRIAM CAMPUZANO														
P O BOX 11 LAVERNE OK 73848-0000														
Parcel Location														
Situs	00814 KLINGER													
Subdivision	SHUMAN'S 2ND ADDN													
Lot/Block	0003 / 0002	Parcel Size	1 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200200 - SHUMANS\PARKWEID													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.70779886 -99.90129240														
SHUMAN'S 2ND ADD. BLOCK 2 LOT 3														
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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
720/342	HUGHES, DAVID WAYNE	10/04/2016	45,000	21										
708/654	BENTLEY, BENJAMIN &	05/20/2015	23,500	21										
686/690	SPURGEON, SUSAN	01/29/2013	37,500	PQ										
623/616	BAKER, RALPH R.	04/08/2007	31,500	PQ										
616/544	ROGERS, TOMIE & ETUX	09/01/2006	30,000	PQ										
573/255	SANDERSON, IRA O.	04/29/2002	11,000	U										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap	Land Value	4,534	4,534	12%	544	Assessed	5,729	384.93						
Year Frozen	Improvements	43,203	43,203		5,185	Penalty	0							
Uncapped Value	Mobile Home	0	0		0	Exemption	0	0.00						
TIF Project ID	Total Value	47,737	47,737		5,729	Total Taxable	5,729	385.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300006529	HERNANDEZ, MIRIAM CAMPUZANO	202	47,737	0	5,729	385.00							
2024	2024-300006529	HERNANDEZ, MIRIAM CAMPUZANO	202	52,157	0	6,064	403.00							
2023	2023-300006529	HERNANDEZ, MIRIAM CAMPUZANO	202	48,929	0	5,775	388.00							
2022	2022-300006529	HERNANDEZ, MIRIAM CAMPUZANO	202	46,385	0	5,500	372.00							
2021	2021-300006529	HERNANDEZ, MIRIAM CAMPUZANO	202	43,650	0	5,238	362.00							
2020	2020-300006529	HERNANDEZ, MIRIAM CAMPUZANO	202	43,650	0	5,238	355.00							
2019	2019-0006529	HERNANDEZ, MIRIAM CAMPUZANO	202	44,670		5,361	320.00							
2018	2018-0006529	HERNANDEZ, MIRIAM CAMPUZANO	202	44,670		5,361	320.00							
2017	2017-0006529	HERNANDEZ, MIRIAM CAMPUZANO	202	45,000		5,400	322.00							
2016	2016-0006529	HERNANDEZ, MIRIAM CAMPUZANO	202	40,697		4,884	291.00							
2015	2015-0006529	HUGHES, DAVID WAYNE	202	41,703		4,724	282.00							
2014	2014-0006529	BENTLEY, BENJAMIN &	202	37,500		4,500	269.00							
2013	2013-0006529	BENTLEY, BENJAMIN &	202	48,019		4,167	249.00							



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Lot Data	Square-Foot - SHUMANS\PARK\WEID	Primary Image
Lot Size	65 x 155	
Lot Count		
Units Buildable	4534	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,075.00 x .45 = 4,534	
Factor Value		
Adjustments		
Lot Value	4,534	

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	983 / 983
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	983
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	480 Built-In Garage
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	92.88	Total Misc Impr	+ 6,533
Roofing Adj	+ 4.44	Garage Cost	+ 11,212
Subfloor Adj	+ -2.07	Total RCN	= 128,333
Heat/Cool Adj	+ 10.77	Depreciation ( 68%)	- 87,266
Plumbing Adj	+ 6.49	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 41,067
Adj Base Cost	= 112.50	Lot Value	+ 4,534
Total Area	x 983	Indicated Value	= 45,601
Adjusted Cost	= 110,588	Value Per SqFt	46.39

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	41,067		
Lot Value	4,534		
Indicated Value	45,601	46.39	Per SqFt
Agland Value			
Site Improvements	434		
Total Value	46,035	46.83	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Open	6558	6x5		30	22.86		686
PATO	Slab Porch - Open	6559	29x8		232	8.53		1,979
CPDT	Carport - Detached	6560	20x20		400	9.67		3,868



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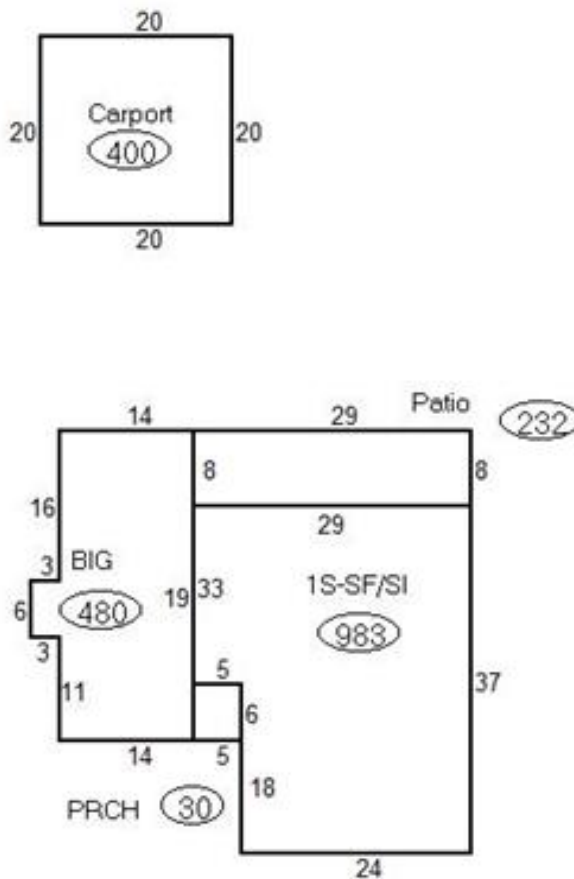
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Sketch Image

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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	983	1.000	983
2	G	8		20	BIG	480	1.000	480
3	M	PRCH		20	PRCH	30	1.000	30
4	M	PATO		20	Patio	232	1.000	232
5	M	CPDT		20	Carport	400	1.000	400
<b>Total Building Area</b>						983		983



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete Drive	58x9x0			522
	Qual	3	Cond 3	Year 1970	Eff Age 56	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.16 x 522)	2,172		2,172	1,738
						434