




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:23:52  
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Assessment Data					Primary Image																																																																																																																			
<b>Account</b> 300006545 <b>Parcel ID</b> 2143-00-002-001-0-001-00 <b>Cadastral ID</b> 2143-002-001-00-0-001-00 <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> 24303 CASTANEDA, ALEJANDRO ARANA, & REINALDA ROJAS LOPEZ  PO BOX 841 LAVERNE OK 73848-0000  <b>Parcel Location</b> <b>Situs</b> 00208 ROBIN AVE <b>Subdivision</b> SHUMAN'S 3RD ADDN <b>Lot/Block</b> 0001 / 0002 <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: 36.70480616 -99.90093847 SHUMAN'S 3RD ADD. BLOCK 2 LOT 1 BOOK 756 PAGE 81																																																																																																																								
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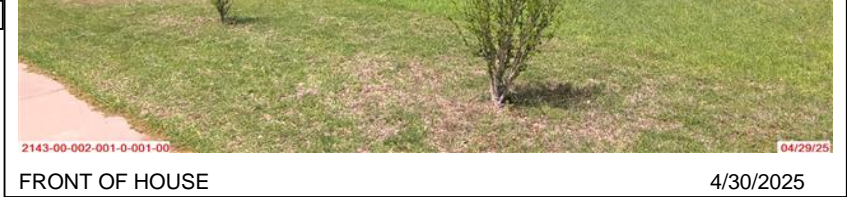
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Lot Data	Square-Foot - SHUMANS\PARK\WEID	Primary Image
Lot Size	77.43 x 132.4	<p>2143-00-002-001-0-001-00 04/29/25</p>
Lot Count		
Units Buildable	4613	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,251.73 x .45 = 4,613	
Factor Value		
Adjustments		
Lot Value	4,613	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,511 / 1,511
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	260 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1973 / 53



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	90.42	Total Misc Impr	+ 2,333
Roofing Adj	+ 3.95	Garage Cost	+ 8,582
Subfloor Adj	+ 0.00	Total RCN	= 176,173
Heat/Cool Adj	+ 10.77	Depreciation ( 57%)	- 100,418
Plumbing Adj	+ 4.22	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 75,755
Adj Base Cost	= 109.37	Lot Value	+ 4,613
Total Area	x 1,511	Indicated Value	= 80,368
Adjusted Cost	= 165,258	Value Per SqFt	53.19

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	75,755		
Lot Value	4,613		
Indicated Value	80,368	53.19	Per SqFt
Agland Value			
Site Improvements	2,875		
Total Value	83,243	55.09	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PATO	Slab Porch - Open	6616	4x4		16	9.78	156
PRCH	Slab Porch - Covered	6617	16x6		96	22.68	2,177



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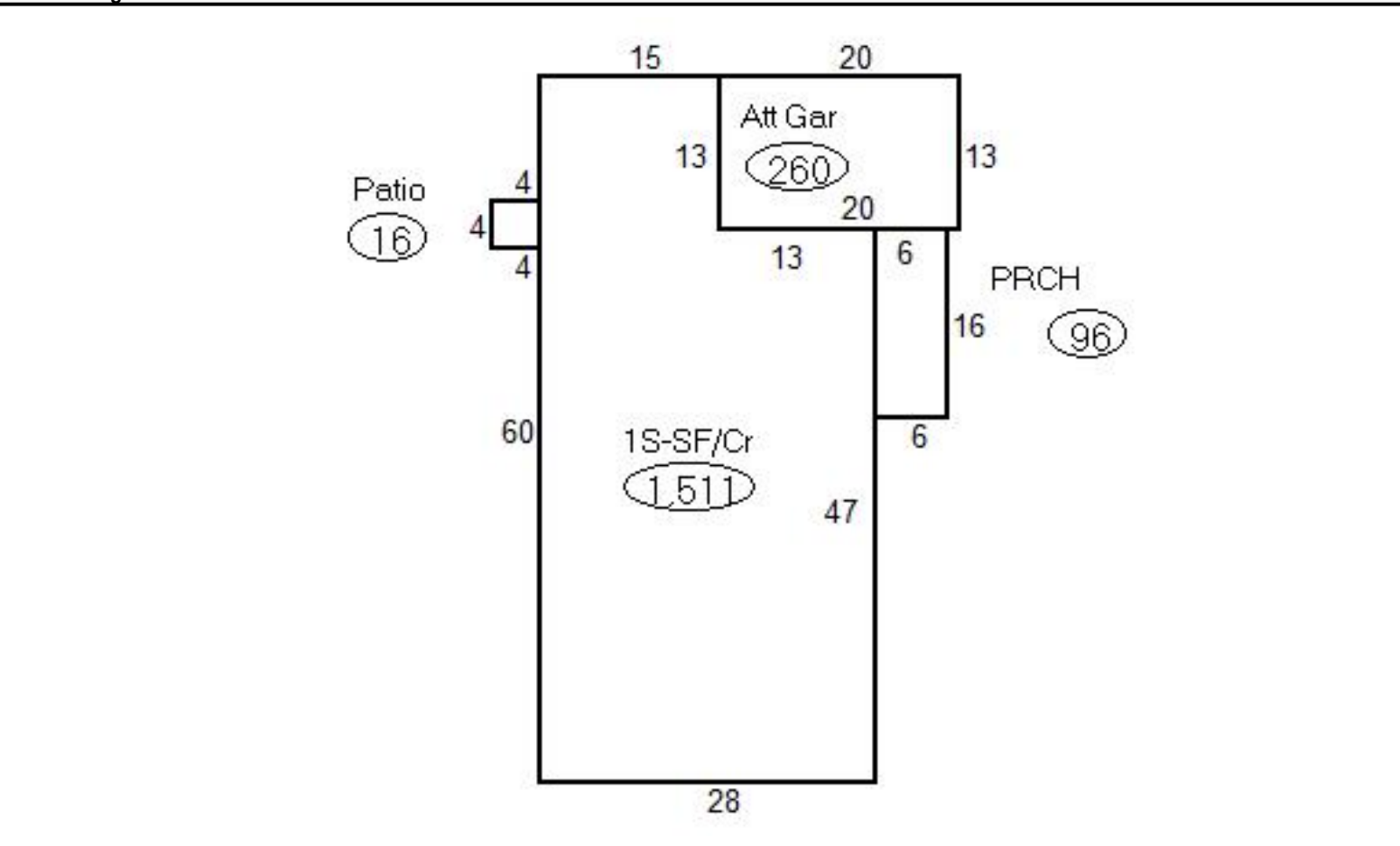
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Sketch Image

300006545



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		20	Att Gar	260	1.000	260
2	M	PATO		20	Patio	16	1.000	16
3	M	PRCH		20	PRCH	96	1.000	96
4	R	1	Crawl	20	1S-SF/Cr	1,511	1.000	1,511
<b>Total Building Area</b>						1,511		1,511



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
 <p>2143-00-002-001-0-001-00 65445 05/19/2021</p>	SHDS	Yard Shed - Metal	8x10x0		Galvanized Metal	80	
	Qual	2	Cond 3	Year 2021	Eff Age 5		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (23% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (21.59 x 80)		1,727		1,727	397	1,330
 <p>2143-00-002-001-0-001-00 65445 05/19/2021</p>	PACN	Paving - Concrete Drive	44x12x0			528	
	Qual	3	Cond 3	Year 2000	Eff Age 26		
	<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 528)		2,196		2,196	1,757	439
 <p>2143-00-002-001-0-001-00 65445 05/19/2021</p>	CPDT	Carprt Dtchd"A"	15x32x0		Formed Metal	480	
	Qual	4	Cond 5	Year 1973	Eff Age 32		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ 0% Func)</b>		<b>RCNLD</b>
	Base Cost (11.52 x 480)		5,530		5,530	4,424	1,106