




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:23:55  
Page 1

Assessment Data					Primary Image																																																																																																																			
<b>Account</b> 300006547 <b>Parcel ID</b> 2143-00-002-003-0-001-00 <b>Cadastral ID</b> 2143-002-003-00-0-001-00 <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> 25765 LUNA, REBECCA HERNANDEZ & ENRIQUE HERNANDEZ BUGARIN  PO BOX 113 LAVERNE OK 73848-  <b>Parcel Location</b> <b>Situs</b> 00215 ROBIN AVE <b>Subdivision</b> SHUMAN'S 3RD ADDN <b>Lot/Block</b> 0003 / 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: 36.70477035 -99.90104745 SHUMAN'S 3RD ADD BLOCK 2 LOT 3 BOOK 791 PAGE 593 COR DEED																																																																																																																								
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Lot Data	Square-Foot - SHUMANS\PARK\WEID	Primary Image
Lot Size	77.43 x 132.4	 <p>2143-00-002-003-0-001-00 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	1,988 / 1,988
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,988
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	390 Attached Garage - Unfinished
Remodel	PARTIAL -
Year/Eff Age	1973 / 46

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	87.41	Total Misc Impr	+ 3,753
Roofing Adj	+ 3.82	Garage Cost	+ 11,354
Subfloor Adj	+ -1.85	Total RCN	= 223,966
Heat/Cool Adj	+ 10.77	Depreciation ( 51%)	- 114,223
Plumbing Adj	+ 4.92	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 109,743
Adj Base Cost	= 105.06	Lot Value	+ 4,613
Total Area	x 1,988	Indicated Value	= 114,356
Adjusted Cost	= 208,859	Value Per SqFt	57.52

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	109,743		
Lot Value	4,613		
Indicated Value	114,356	57.52	Per SqFt
Agland Value			
Site Improvements	13,012		
Total Value	127,368	64.07	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
EPKG	Enclosed Porch - Kneewall Glass	6622	13x10	2006	130	28.87	3,753



Harper

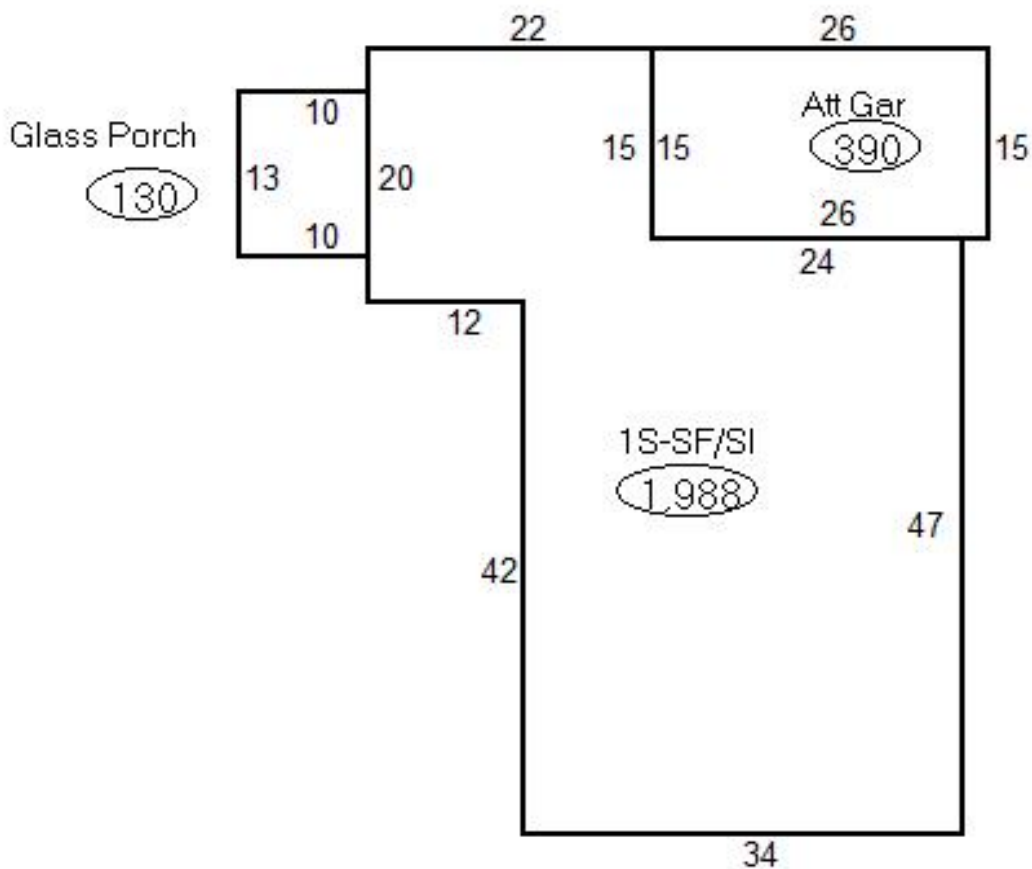
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,988	1.000	1,988
2	G	1		20	Att Gar	390	1.000	390
3	M	EPKG		20	Glass Porch	130	1.000	130
<b>Total Building Area</b>						1,988		1,988



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Storage	12x8x0		Composition Shingle	96	
	Qual	3	Cond 3	Year 2010	Eff Age 16		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (52% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (23.66 x 96)		2,271		2,271	1,181	1,090
	UTIL	Utility Bldg	24x30x8		Formed Metal	720	
	Qual	3	Cond 3	Year 2003	Eff Age 23		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (52% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (27.14 x 720)		19,541	4,327	23,868	12,411	11,457
	Warm & Cooled Air		Total Area 720			4,327	
	PACN	Paving - Concrete Drive	40x14x0			560	
	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 (4.15 x 560)		2,324		2,324	1,859	465