



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:24:07  
 Page 1

Assessment Data				Primary Image																																																																																																																					
<b>Account</b> 300006558 <b>Parcel ID</b> 2143-00-003-003-0-001-00 <b>Cadastral ID</b> 2143-003-003-00-0-001-00 <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> 24230 GUARCAS, DOMINGA MORALES & THOMAS SICAJAU  PO BOX 1012 LAVERNE OK 73848-0000  <b>Parcel Location</b> <b>Situs</b> 00106 ROBIN AVE <b>Subdivision</b> SHUMAN'S 3RD ADDN <b>Lot/Block</b> 0003 / 0003 <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>2143-00-003-003-0-001-00 04/29/25</p>																																																																																																																					
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 Time 07:24:07  
 Page 2

Lot Data		Square-Foot - SHUMANS\PARK\WEID	
Lot Size	79.25	x	132.75
Lot Count			
Units Buildable	4734		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	10,520.43	x	.45 = 4,734
Factor Value			
Adjustments			
Lot Value	4,734		



HOUSE 4/30/2025

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,792 / 1,792
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	9 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	ROOF -
Year/Eff Age	1959 / 51

### 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		

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	91,560		
Lot Value	4,734		
Indicated Value	96,294	53.74	Per SqFt
Agland Value			
Site Improvements	14,723		
Total Value	111,017	61.95	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	91.61	Total Misc Impr	+ 1,473
Roofing Adj	+ 4.37	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 208,091
Heat/Cool Adj	+ 12.33	Depreciation ( 56%)	- 116,531
Plumbing Adj	+ 6.99	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 91,560
Adj Base Cost	= 115.30	Lot Value	+ 4,734
Total Area	x 1,792	Indicated Value	= 96,294
Adjusted Cost	= 206,618	Value Per SqFt	53.74

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	6667	13x4	2000	52	28.33		1,473



Harper

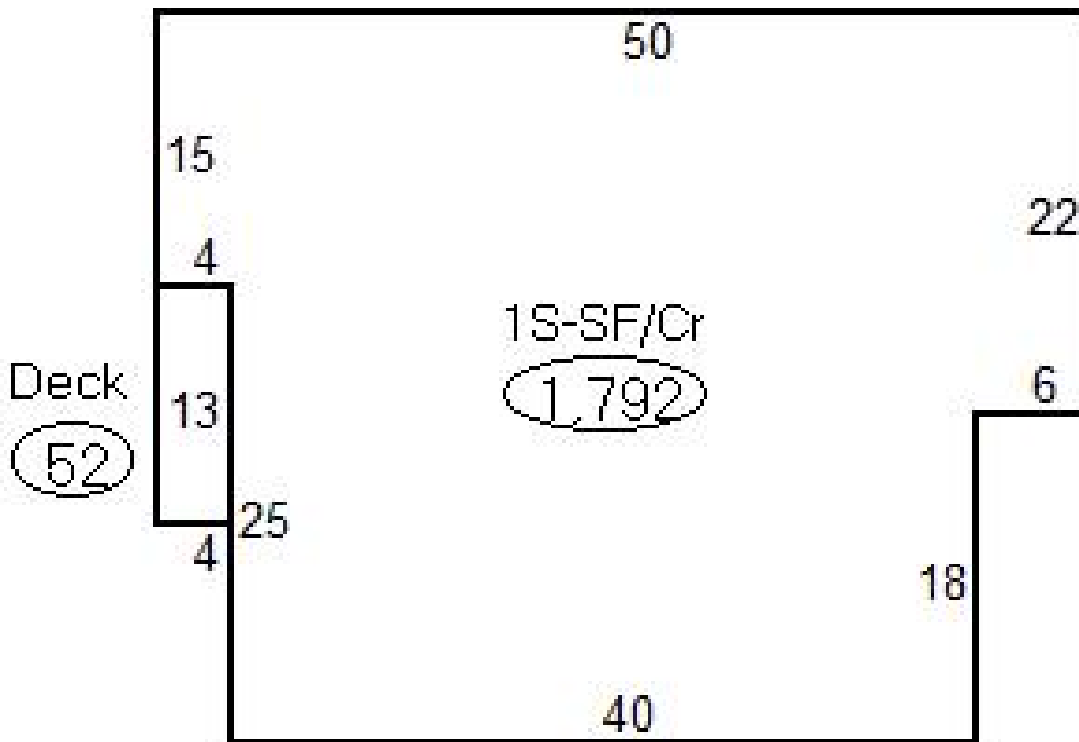
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Sketch Image

300006558



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	WODO		20	Deck	52	1.000	52
2	R	1	Crawl	20	1S-SF/Cr	1,792	1.000	1,792
<b>Total Building Area</b>						1,792		1,792



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Page 4

300006558

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / DRIVEWAY	45x25x0	Concrete		1,125
	Qual	3.75	Cond 3.75	Year 2025	Eff Age 1	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.83 x 1,125)		5,434	5,434	272	5,162
	CPDT	Carport - Detached	34x26x10	Concrete	Formed Metal	884
	Qual	3	Cond 3	Year 2025	Eff Age 1	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (6% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (8.98 x 884)		7,938	7,938	476	7,462
	SHDS	Shed - Small	20x12x6	Concrete	Composition Shingle	228
	Qual	3	Cond 3	Year 2009	Eff Age 17	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (54% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (20.01 x 228)		4,562	4,562	2,463	2,099