



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data				Primary Image																																																																																																																					
<b>Account</b> 300006573 <b>Parcel ID</b> 2150-00-001-018-0-001-00 <b>Cadastral ID</b> 2150-001-018-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 4 <b>Tax Area</b> 202 - 1T-LAVERNE-C <b>Name ID</b> 25476 QUINO, HECTOR VENTURA & ANASTACIA CAC SICAJAU  PO BOX 642 LAVERNE OK 73848-  <b>Parcel Location</b> <b>Situs</b> 00107 EIGHTH ST <b>Subdivision</b> SOUTH PARK ADDN <b>Lot/Block</b> 0018 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 200300 - SOUTHPARK <b>School District</b> 1-LAVERN - 1-LAVERNE																																																																																																																									
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SOUTH PARK AD BLOCK 1 LOT 18 BOOK 787 PAGE 195				<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 colspan="5"> </td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - SOUTHPARK ADD	Primary Image
Lot Size	75 x 120	
Lot Count		
Units Buildable	4500	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	9,000.00 x .50 = 4,500	
Factor Value		
Adjustments		
Lot Value	4,500	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Masonry, Brick/Stone
Base/Total Area	1,297 / 1,297
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	504 Attached Garage - Unfinished
Remodel	PARTIAL -
Year/Eff Age	1976 / 29

1 HOUSE 4/14/2022

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	102.21	Total Misc Impr	+ 6,919
Roofing Adj	+ 5.29	Garage Cost	+ 20,811
Subfloor Adj	+ 0.00	Total RCN	= 199,284
Heat/Cool Adj	+ 13.89	Depreciation ( 36%)	- 71,742
Plumbing Adj	+ 10.88	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 127,542
Adj Base Cost	= 132.27	Lot Value	+ 4,500
Total Area	x 1,297	Indicated Value	= 132,042
Adjusted Cost	= 171,554	Value Per SqFt	101.81

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	127,542		
Lot Value	4,500		
Indicated Value	132,042	101.81	Per SqFt
Agland Value			
Site Improvements	503		
Total Value	132,545	102.19	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1	1	6,170.47		6,170
RSPC	Raised Slab Porch - Covered	6722	5x3		15	49.90		749



Harper

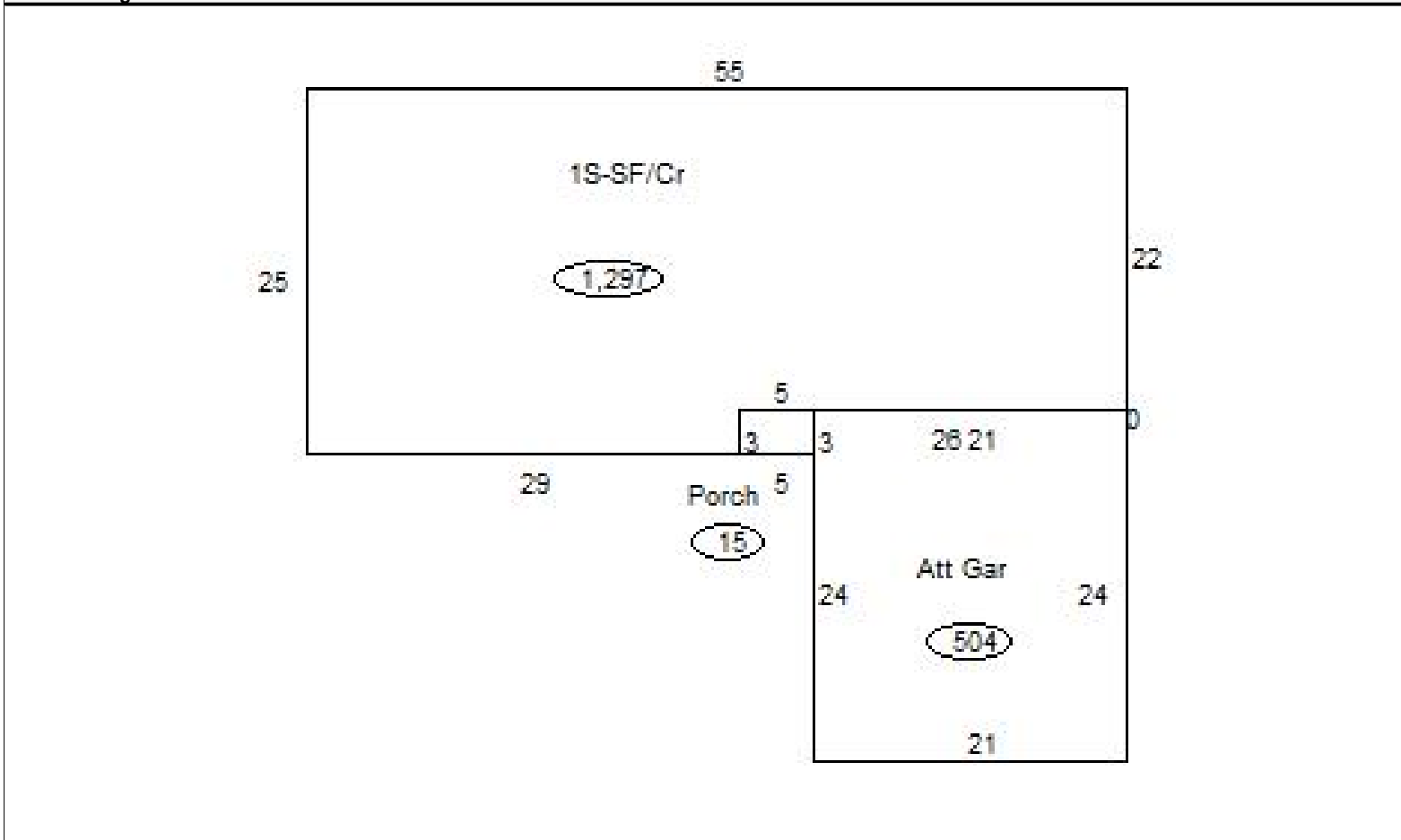
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Sketch Image

300006573



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	15	1.000	15
2	R	1	Crawl	20	1S-SF/Cr	1,297	1.000	1,297
3	G	1		20	Att Gar	504	1.000	504
<b>Total Building Area</b>						1,297		1,297



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete Driveway	38x16x0			608
	Qual	3	Cond 3	Year 1980	Eff Age 46	
				0		
				0		
				0		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.14 x 608)		2,517		2,517		503

3100-00-001-012-0-001-00  
 0075 04/12/21