



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:24:36
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Assessment Data					Primary Image																																																																																																																				
Account 300006592 Parcel ID 2150-00-003-001-0-001-00 Cadastral ID 2150-003-001-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 4 Tax Area 202 - 1T-LAVERNE-C Name ID 24675 FRIAS, NYDIA JAZMIN & FERNANDO RAY CASTILLO PO BOX 12 LAVERNE OK 73848-0000 Parcel Location Situs 00115 EIGHTH ST Subdivision SOUTH PARK ADDN Lot/Block 0001 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 200300 - SOUTHPARK School District 1-LAVERN - 1-LAVERNE																																																																																																																									
Legal Description Lat/Long: 36.70435750 -99.89194373 SOUTH PARK ADD BLOCK 3 LOT 1																																																																																																																									
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Lot Data	Square-Foot - SOUTHPARK ADD	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	5489	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,977.00 x .50 = 5,489	
Factor Value		
Adjustments		
Lot Value	5,489	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Vinyl
Base/Total Area	1,711 / 1,711
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	5 / 1.0 /
Basement Area	
Garage Type	
Remodel	ROOF -
Year/Eff Age	1970 / 56

2150-00-003-001-0-001-00
 6592 04/12/22

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	86.41	Total Misc Impr	+ 6,150
Roofing Adj	+ 4.73	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 186,917
Heat/Cool Adj	+ 10.77	Depreciation (59%)	- 110,281
Plumbing Adj	+ 3.73	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 76,636
Adj Base Cost	= 105.65	Lot Value	+ 5,489
Total Area	x 1,711	Indicated Value	= 82,125
Adjusted Cost	= 180,767	Value Per SqFt	48.00

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	76,636		
Lot Value	5,489		
Indicated Value	82,125	48.00	Per SqFt
Agland Value			
Site Improvements	5,953		
Total Value	88,078	51.48	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	4,783.32		4,783
PACN	Paving - Concrete	0	17x3		51	7.78		397
RSPC	Raised Slab Porch - Covered	6786	6x4		24	40.43		970



Harper

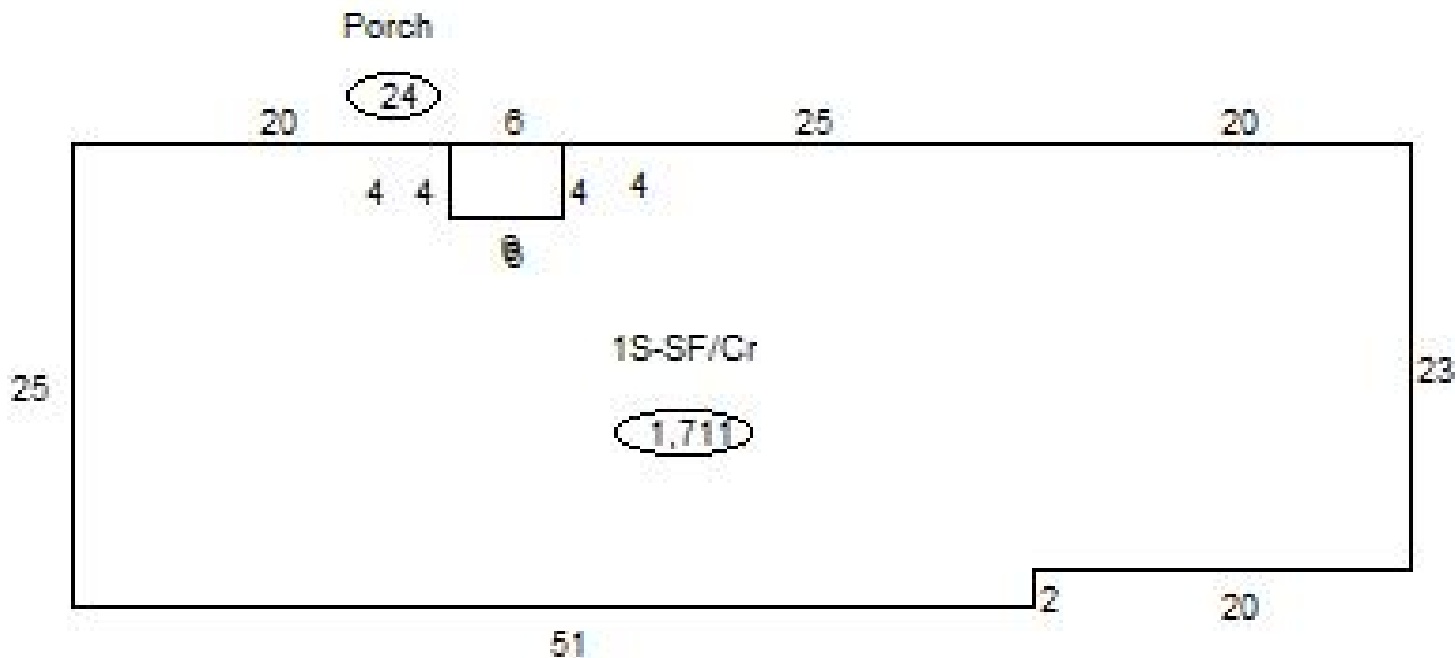
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Sketch Image

300006592



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,711	1.000	1,711
2	M	RSPC		20	Porch	24	1.000	24
Total Building Area						1,711		1,711



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PERG	Pergola	19x20x8		Wood Shingle	380
	Qual	3	Cond 3	Year 2019	Eff Age 5	
				0		
				0		
Valuation Summary		Modifier Total		RCN	Depr (12% Phys/ % Func)	RCNLD
Base Cost (12.75 x 380)		4,845		4,845	581	4,264
	SHDS	Yard Shed - Wood	16x12x8		Formed Metal	192
	Qual	3	Cond 3	Year 2000	Eff Age 26	
				0		
Valuation Summary		Modifier Total		RCN	Depr (70% Phys/ % Func)	RCNLD
Base Cost (20.77 x 192)		3,988		3,988	2,792	1,196
	PACN	Paving - Concrete / DRIVEWAY	24x17x0			408
	Qual	3	Cond 3	Year 1980	Eff Age 46	
Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (4.17 x 408)		1,701		1,701	1,361	340
	PACN	Paving - Concrete / SIDEWALK	37x3x0			111
	Qual	3	Cond 3	Year 1970	Eff Age 56	
Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (6.91 x 111)		767		767	614	153