



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:24:37  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300006593 <b>Parcel ID</b> 2150-00-003-002-0-001-00 <b>Cadastral ID</b> 2150-003-002-00-0-001-00 <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> 15520 ALBA-AGUILAR, JOEL  PO BOX 871 LAVERNE OK 73848-0000  <b>Parcel Location</b> <b>Situs</b> 00117 EIGHTH ST <b>Subdivision</b> SOUTH PARK ADDN <b>Lot/Block</b> 0002 / 0003 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 200300 - SOUTHPARK <b>School District</b> 1-LAVERN - 1-LAVERNE					<p>2150-00-003-002-0-001-00 6593 04/12/22</p> <p>1 HOUS 4/14/2022</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.70176541 -99.89727048 SOUTH PARK ADD BLOCK 3 LOT 2																																																																																																																									
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Lot Data	Square-Foot - SOUTHPARK ADD	Primary Image
Lot Size	80 x 140	<p>2150-00-003-002-0-001-00 6593 04/12/22</p>
Lot Count		
Units Buildable	5600	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	11,200.00 x .50 = 5,600	
Factor Value		
Adjustments		
Lot Value	5,600	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.85 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,350 / 1,350
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	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	PARTIAL -
Year/Eff Age	1977 / 41

1 HOUS	4/14/2022
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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		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	81,103		
Lot Value	5,600		
Indicated Value	86,703	64.22	Per SqFt
Agland Value			
Site Improvements	5,799		
Total Value	92,502	68.52	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	91.42	Total Misc Impr	+ 5,227
Roofing Adj	+ 4.88	Garage Cost	+ 0
Subfloor Adj	+ 0.30	Total RCN	= 155,968
Heat/Cool Adj	+ 10.47	Depreciation ( 48%)	- 74,865
Plumbing Adj	+ 4.60	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 81,103
Adj Base Cost	= 111.66	Lot Value	+ 5,600
Total Area	x 1,350	Indicated Value	= 86,703
Adjusted Cost	= 150,741	Value Per SqFt	64.22

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Raised Slab Porch - Open	6790	7x4		28	9.61		269
PATO	Patio - Open	6791	29x15		435	7.21		3,136
WDBS	Wood Burning Stove			1	1	1,822.09		1,822



Harper

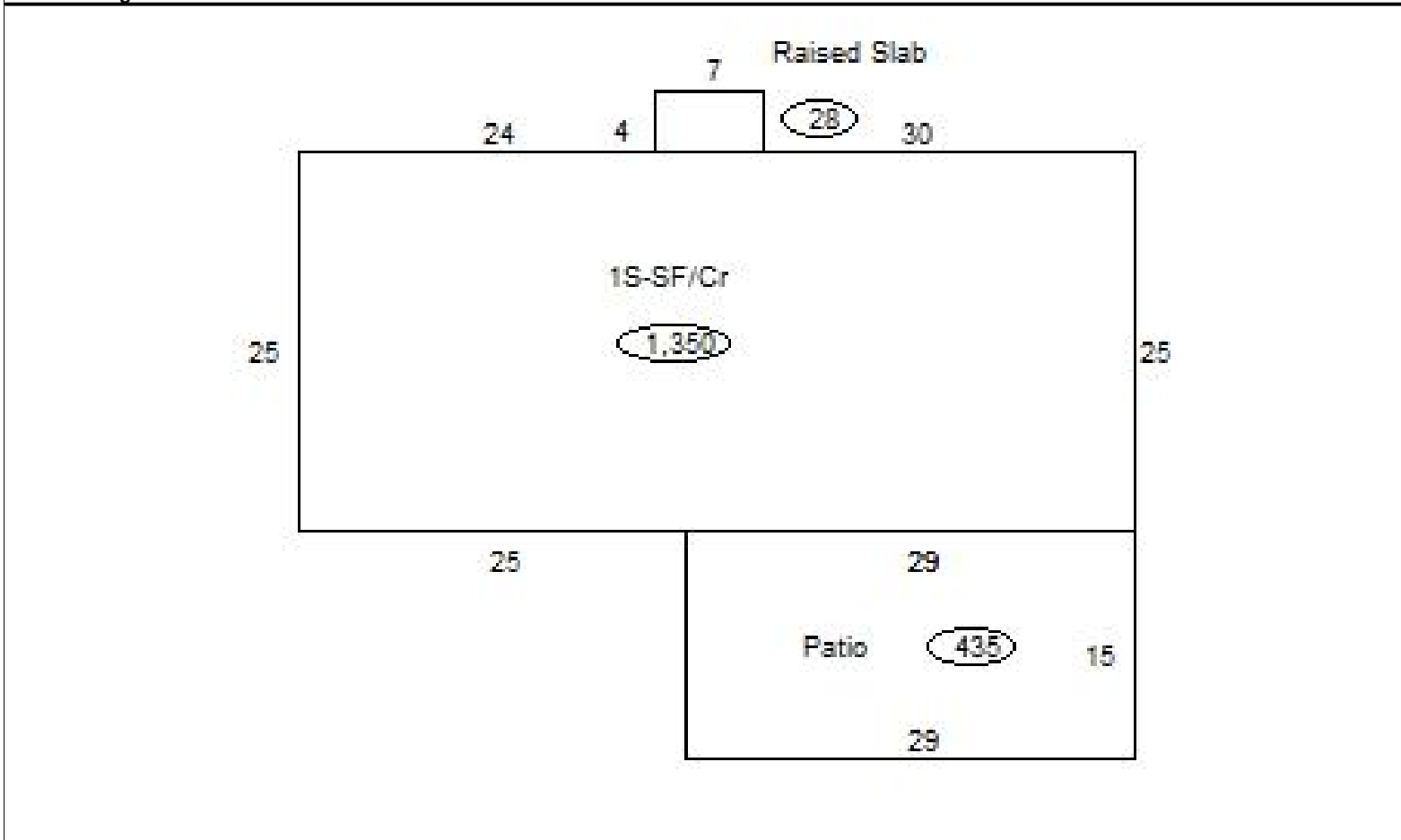
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Raised Slab	28	1.000	28
2	M	PATO		20	Patio	435	1.000	435
3	R	1	Crawl	20	1S-SF/Cr	1,350	1.000	1,350
<b>Total Building Area</b>						1,350		1,350



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	WODO	Wood Deck - Open / Pool	13x11x0			143	
	Qual 3	Cond 3	Year 2023	Eff Age	3		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (21.23 x 143)	3,036		3,036	455	2,581
	SHDS	Yard Shed - Metal	15x10x8		Galvanized Metal	150	
	Qual 3	Cond 3	Year 2010	Eff Age	16		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (20.42 x 150)	3,063		3,063	1,593	1,470
	CPDT	Carport - Detached	22x20x10		Formed Metal	440	
	Qual 3	Cond 3	Year 2005	Eff Age	21		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (71% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (9.19 x 440)	4,044		4,044	2,871	1,173
	PACN	Paving - Concrete / Driveway	30x14x0			420	
	Qual 3	Cond 3	Year 1977	Eff Age	49		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (4.17 x 420)	1,751		1,751	1,401	350
	PACN	Paving - Concrete / Side Sidewalk	40x5x0			200	
	Qual 3	Cond 3	Year 1977	Eff Age	49		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (5.63 x 200)	1,126		1,126	901	225