



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 300006594 Parcel ID 2150-00-003-003-0-001-00 Cadastral ID 2150-003-003-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 4 Tax Area 202 - 1T-LAVERNE-C Name ID 25476 QUINO, HECTOR VENTURA & ANASTACIA CAC SICAJAU PO BOX 642 LAVERNE OK 73848- Parcel Location Situs 00119 EIGHTH ST Subdivision SOUTH PARK ADDN Lot/Block 0003 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 200300 - SOUTHPARK School District 1-LAVERN - 1-LAVERNE					<p>2150-00-003-003-0-001-00 6594 04/12/22</p> <p>1 HOUSE 4/14/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.70101924 -99.89592427 SOUTH PARK ADD BLOCK 3 LOT 3																																																																																																																									
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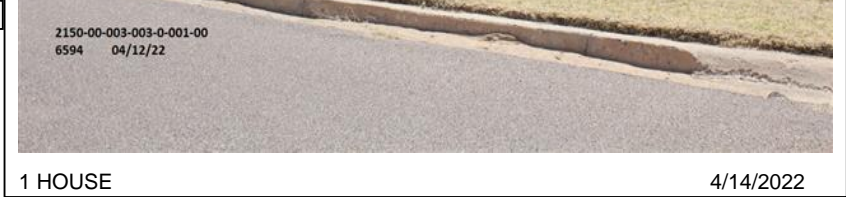
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Lot Data	Square-Foot - SOUTHPARK ADD	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	5489	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,977.00 x .50 = 5,489	
Factor Value		
Adjustments		
Lot Value	5,489	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	75% Veneer, Masonry 25% Frame, Plywood or Ha
Base/Total Area	1,050 / 1,050
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	6 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	325 Attached Garage - Unfinished
Remodel	PARTIAL -
Year/Eff Age	1976 / 37



1 HOUSE 4/14/2022

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	106.01	Total Misc Impr	+ 1,792
Roofing Adj	+ 5.64	Garage Cost	+ 15,139
Subfloor Adj	+ 0.00	Total RCN	= 158,440
Heat/Cool Adj	+ 13.89	Depreciation (44%)	- 69,713
Plumbing Adj	+ 9.23	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 88,727
Adj Base Cost	= 134.77	Lot Value	+ 5,489
Total Area	x 1,050	Indicated Value	= 94,216
Adjusted Cost	= 141,509	Value Per SqFt	89.73

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	88,727		
Lot Value	5,489		
Indicated Value	94,216	89.73	Per SqFt
Agland Value			
Site Improvements	1,894		
Total Value	96,110	91.53	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
RSPC	Raised Slab Porch - Covered	6794	9x4		36	49.79	1,792



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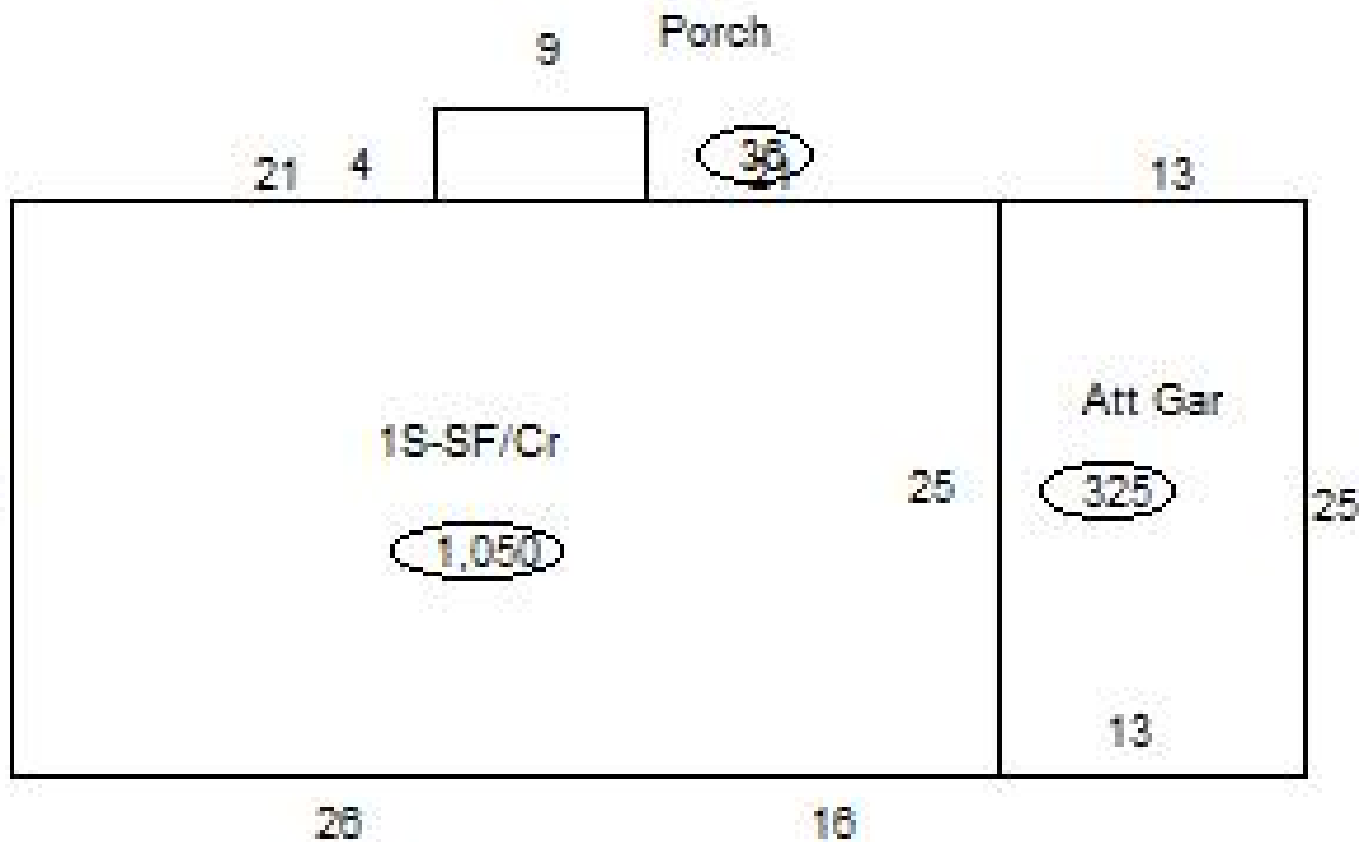
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	36	1.000	36
2	G	1		20	Att Gar	325	1.000	325
3	R	1	Crawl	20	1S-SF/Cr	1,050	1.000	1,050
Total Building Area						1,050		1,050



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
 <p>2150-00-003-003-0-001-00</p>	CPDT	Carport - Detached	20x14x8		Formed Metal	280	
	Qual	3	Cond 3	Year 2008	Eff Age 18		
				0			
	Valuation Summary			Modifier Total	RCN	Depr (64% Phys/ % Func)	RCNLD
		Base Cost (7.94 x 280)	2,223		2,223	1,423	800
 <p>2150-00-003-003-0-001-00</p>	PATO	Patio - Open	28x16x0			448	
	Qual	2	Cond 2	Year 1995	Eff Age 37		
				0			
				0			
			0				
Valuation Summary			Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (6.54 x 448)	2,930		2,930	2,344	586
 <p>2150-00-003-003-0-001-00</p>	PACN	Paving - Concrete / Driveway	32x12x0			384	
	Qual	2	Cond 2	Year 1995	Eff Age 37		
				0			
	Valuation Summary			Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (3.72 x 384)	1,428		1,428	1,142	286
 <p>2150-00-003-003-0-001-00</p>	PACN	Paving - Concrete /(Side) Sidewalk	33x8x0			264	
	Qual	2	Cond 2	Year 1995	Eff Age 37		
				0			
				0			
			0				
Valuation Summary			Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (4.20 x 264)	1,109		1,109	887	222