



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:24:59
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300006616 Parcel ID 2150-00-004-014-0-001-00 Cadastral ID 2150-004-014-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 4 Tax Area 202 - 1T-LAVERNE-C Name ID 25368 GARCIA, YAIR BENITO P O BOX 797 LAVERNE OK 73848- Parcel Location Situs 00814 MISSOURI DR Subdivision SOUTH PARK ADDN Lot/Block 0014 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 200300 - SOUTHPARK School District 1-LAVERN - 1-LAVERNE																																																																																																																									
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Legal Description					Building Permits																																																																																																																				
SOUTH PARK ADD. BLOCK 4 LOT 14 BOOK 776 PAGE 840 Lat/Long: 36.70106446 -99.89576959					<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> </td> <td> </td> <td> </td> <td> </td> <td> </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	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,801 / 2,801
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	368 Attached Garage - Finished
Remodel	
Year/Eff Age	1966 / 60

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	87.47	Total Misc Impr	+ 6,877
Roofing Adj	+ 4.51	Garage Cost	+ 20,757
Subfloor Adj	+ 0.00	Total RCN	= 333,895
Heat/Cool Adj	+ 13.89	Depreciation (62%)	- 207,015
Plumbing Adj	+ 3.47	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 126,880
Adj Base Cost	= 109.34	Lot Value	+ 4,500
Total Area	x 2,801	Indicated Value	= 131,380
Adjusted Cost	= 306,261	Value Per SqFt	46.90

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	126,880		
Lot Value	4,500		
Indicated Value	131,380	46.90	Per SqFt
Agland Value			
Site Improvements	4,714		
Total Value	136,094	48.59	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
RSPC	Raised Slab Porch - Covered	6888	14x10		140	49.12	6,877



Harper

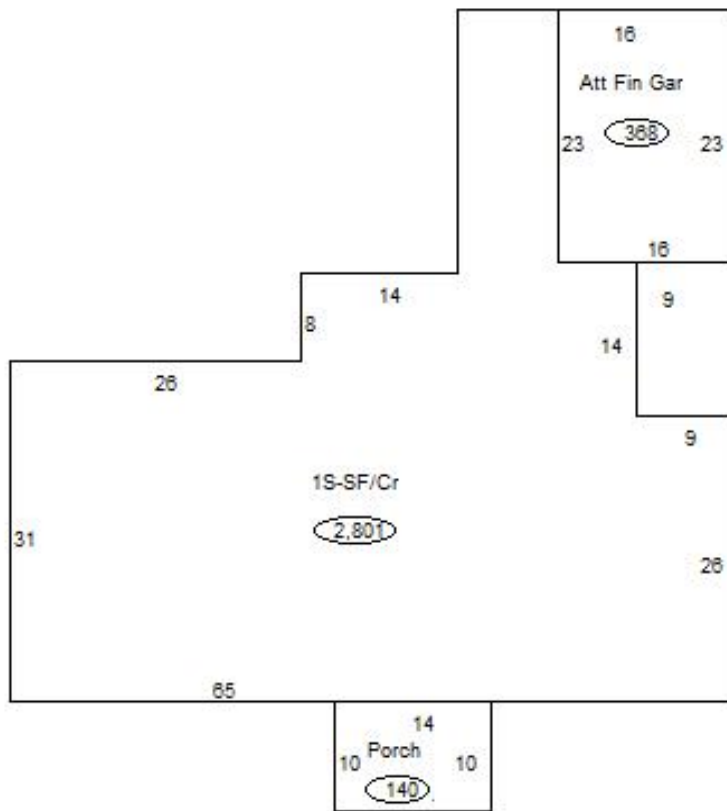
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Sketch Image

300006616



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	2,801	1.000	2,801
2	M	RSPC		20	Porch	140	1.000	140
3	G	5		20	Att Fin Gar	368	1.000	368
Total Building Area						2,801		2,801



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	CPAT	Carport - Attached	26x26x10		Composition Roll	676		
	Qual	3	Cond	3	Year	2010	Eff Age	16
						0		
						0		
Valuation Summary			Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD		
Base Cost (8.76 x 676)		5,922			5,922	3,553	2,369	
	PACN	Paving - Concrete /DRIVEWAY	42x25x0			1,050		
	Qual	3	Cond	3	Year	2010	Eff Age	16
						0		
						0		
Valuation Summary			Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD		
Base Cost (4.07 x 1,050)		4,274			4,274	3,419	855	
	WODC	Wood Deck - Covered	12x6x0			72		
	Qual	3	Cond	3	Year	2010	Eff Age	16
Valuation Summary			Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD		
Base Cost (42.48 x 72)		3,059			3,059	1,805	1,254	
	PACN	Paving - Concrete /SIDEWALK	22x6x0			132		
	Qual	3	Cond	3	Year	1966	Eff Age	60
Valuation Summary			Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD		
Base Cost (6.60 x 132)		871			871	697	174	
	PACN	Paving - Concrete / SIDEWALK	13x3x0			39		
	Qual	3	Cond	3	Year	1966	Eff Age	60
Valuation Summary			Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD		
Base Cost (7.95 x 39)		310			310	248	62	