



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:25:05
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Assessment Data					Primary Image																			
Account	300006622																							
Parcel ID	2150-00-005-003-0-001-00																							
Cadastral ID	2150-005-003-00-0-001-00																							
Property Type	REAL - Real Property																							
Property Class	UR	VI Area	4																					
Tax Area	202 - 1T-LAVERNE-C																							
Name ID	15544																							
CRUZ, ALEXANDER D.																								
3115 S. 295TH EAST AVENUE BROKEN ARROW OK 74014-9414																								
Parcel Location																								
Situs	00803 MISSOURI DR																							
Subdivision	SOUTH PARK ADDN																							
Lot/Block	0003 / 0005	Parcel Size	1 - Lots																					
Sec/Twn/Rng	/ / /																							
Neighborhood	200300 - SOUTHPARK																							
School District	1-LAVERNE - 1-LAVERNE																							
2 4/26/2022																								
Legal Description Lat/Long: 36.70169360 -99.90822709																								
SOUTH PARK ADD. BLOCK 5 LOT 3																								
Building Permits																								
<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															
Number	Description	Opened	Closed	Amount																				
Exemptions																								
Sale History																								
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td colspan="10"> </td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code															
Parcel Valuation																								
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax																
Remove Cap		Land Value	5,510	5,510	12%	661	Assessed	15,883	1,067.18															
Year Frozen		Improvements	126,852	126,852		15,222	Penalty	0																
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00															
TIF Project ID	0	Total Value	132,362	132,362		15,883	Total Taxable	15,883	1,067.00															
Assessment History																								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																	
2025	2025-300006622	CRUZ, ALEXANDER D.	202	132,362	0	15,268	1,026.00																	
2024	2024-300006622	CRUZ, ALEXANDER D.	202	129,108	0	14,541	967.00																	
2023	2023-300006622	CRUZ, ALEXANDER D.	202	119,414	0	13,849	930.00																	
2022	2022-300006622	CRUZ, ALEXANDER D.	202	109,915	0	13,190	893.00																	
2021	2021-300006622	CRUZ, ALEXANDER D.	202	109,915	0	13,190	911.00																	
2020	2020-300006622	CRUZ, ALEXANDER D.	202	109,915	0	12,662	858.00																	
2019	2019-0006622	CRUZ, ALEXANDER D.	202	107,706		12,058	720.00																	
2018	2018-0006622	CRUZ, ALEXANDER D.	202	110,808		11,484	685.00																	
2017	2017-0006622	CRUZ, ALEXANDER D.	202	110,024		10,937	653.00																	
2016	2016-0006622	CRUZ, ALEXANDER D.	202	112,246		10,416	622.00																	
2015	2015-0006622	CRUZ, ALEXANDER D.	202	119,685		9,921	592.00																	
2014	2014-0006622	CRUZ, ALEXANDER D.	202	125,518		9,449	564.00																	
2013	2013-0006622	CRUZ, ALEXANDER D.	202	103,295		8,999	537.00																	



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Lot Data		Square-Foot - SOUTHPARK ADD	
Lot Size	0	0	
Lot Count			
Units Buildable	5510		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	11,020.00 x .50 = 5,510		
Factor Value			
Adjustments			
Lot Value	5,510		



Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	2,275 / 2,275
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	PARTIAL -
Year/Eff Age	1977 / 38

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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	124,545		
Lot Value	5,510		
Indicated Value	130,055	57.17	Per SqFt
Agland Value			
Site Improvements	726		
Total Value	130,781	57.49	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	80.18	Total Misc Impr	+ 1,448
Roofing Adj	+ 3.65	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 226,446
Heat/Cool Adj	+ 10.77	Depreciation (45%)	- 101,901
Plumbing Adj	+ 4.30	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 124,545
Adj Base Cost	= 98.90	Lot Value	+ 5,510
Total Area	x 2,275	Indicated Value	= 130,055
Adjusted Cost	= 224,998	Value Per SqFt	57.17

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	6930	4x4		16	9.78		156
RSPC	Raised Slab Porch - Covered	6931	8x4		32	40.38		1,292



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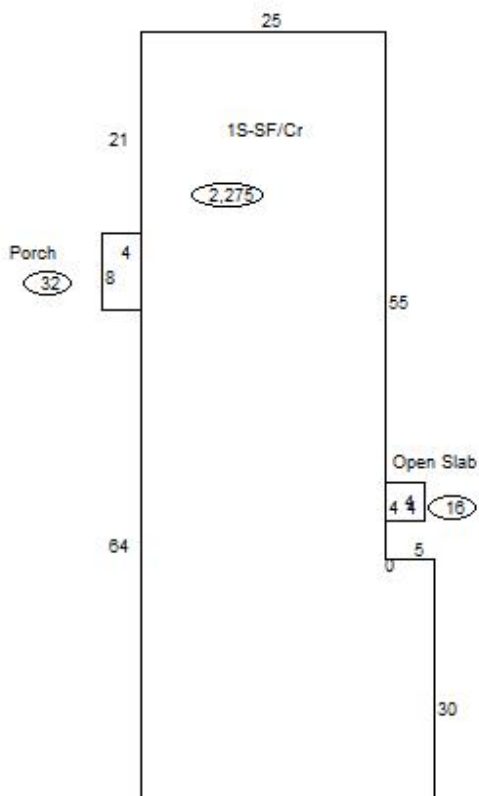
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	2,275	1.000	2,275
2	M	PATO		20	Open Slab	16	1.000	16
3	M	RSPC		20	Porch	32	1.000	32
Total Building Area						2,275		2,275



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete Driveway	27x22x0			594
	Qual 3	Cond 3	Year 1980	Eff Age 46		
			0			
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.15 x 594)		2,465	2,465	1,972	493
	PACN	Paving - Concrete Driveway	27x8x0			216
	Qual 3	Cond 3	Year 1980	Eff Age 46		
			0			
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (5.40 x 216)		1,166	1,166	933	233