



# 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	300006889				<p>4010-00-005-001-0-001-00 ACCT # 6889 06/15/22</p> <p>1 6/16/2022</p>				
Parcel ID	4010-00-005-001-0-001-00								
Cadastral ID	4010-005-001-00-0-001-00								
Property Type	REAL - Real Property								
Property Class	UR	VI Area	4						
Tax Area	204 - 1T-2-ROSSTON-C								
Name ID	15275								
DIAZ, LAURA									
P O BOX 151 LAVERNE OK 73848-0000									
<b>Parcel Location</b>									
Situs	00505 FOURTH ST								
Subdivision	ROSS ADDN								
Lot/Block	0001 / 0005	Parcel Size	11 - Lots						
Sec/Twn/Rng	/ / /								
Neighborhood	400100 - ROSSTON/MULTI								
School District	1-LAVERNE - 1-LAVERNE								
<b>Legal Description</b> Lat/Long: 36.81502425 -99.94201298									
<b>Building Permits</b>									
ROSS ADD BLOCK 5 LOTS 1 THRU 11									
<b>Exemptions</b>									
Code	Type	Active	Maximum	Exemption	<b>Sale History</b>				
					Bk/Pg	Grantor	Date	Price	Code
					683/383	MARKER, FREDDY G. &	09/20/2012	40,000	Q
					549/147	BROADBENT, TRACY F., ETUX	01/30/1999	3,000	U
					482/146	MARION GARDNER, ETVIR	04/13/1993	2,000	U
<b>Parcel Valuation</b>									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	
Remove Cap		Land Value	2,695	2,695	12%	323	Assessed	5,347	359.26
Year Frozen		Improvements	30,307	30,307		3,637	Penalty	0	
Uncapped Value	0	Mobile Home	11,558	11,558		1,387	Exemption	0	0.00
TIF Project ID	0	Total Value	44,560	44,560		5,347	Total Taxable	5,347	359.00
<b>Assessment History</b>									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300006889	DIAZ, LAURA	204	44,560	0	5,232	352.00		
2024	2024-300006889	DIAZ, LAURA	204	46,924	0	4,983	331.00		
2023	2023-300006889	DIAZ, LAURA	204	42,539	0	4,745	319.00		
2022	2022-300006889	DIAZ, LAURA	204	37,665	0	4,520	306.00		
2021	2021-300006889	DIAZ, LAURA	204	37,665	0	4,520	312.00		
2020	2020-300006889	DIAZ, LAURA	204	37,665	0	4,520	306.00		
2019	2019-0006889	DIAZ, LAURA	204	37,665		4,408	263.00		
2018	2018-0006889	DIAZ, LAURA	204	37,665		4,198	251.00		
2017	2017-0006889	DIAZ, LAURA	204	37,674		3,997	239.00		
2016	2016-0006889	DIAZ, LAURA	204	36,999		3,808	227.00		
2015	2015-0006889	DIAZ, LAURA	204	33,701		3,626	216.00		
2014	2014-0006889	DIAZ, LAURA	204	33,701		3,453	206.00		
2013	2013-0006889	DIAZ, LAURA	204	27,411		3,289	196.00		



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Lot Data	Square-Foot - ROSS ORIG/ADDS Square-Foot	Primary Image
Lot Size	275 x 140	<p>4010-00-005-001-0-001-00            ACCT # 6889 06/15/22</p>
Lot Count		
Units Buildable	2695	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	38,500.00 x .07 = 2,695	
Factor Value		
Adjustments		
Lot Value	2,695	

Residential Data	
Type	6 Mobile Home 68 x 14
Condition	3 - Average
Quality	3 - Average
Architecture	SWMH Singlewide MH
Style	100% Single Wide
Exterior Wall	100% Aluminum Sheet
Base/Total Area	952 / 952
Style	100% Single Wide
HVAC	100% Wall Furnace 1 Wall Air Conditioners (Count
Roof Cover	6 Galvanized Metal
Area on Slab	0
Fixture/RghIn	2 /
Bed/F/H Bath	0 / /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1977 / 49



1 6/16/2022

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	52.92	Total Misc Impr	+ 658
Roofing Adj	+ 2.52	Garage Cost	+ 658
Subfloor Adj	+ 0.00	Total RCN	= 56,816
Heat/Cool Adj	+ 0.66	Depreciation ( 80%)	- 45,453
Plumbing Adj	+ 2.88	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 11,363
Adj Base Cost	= 58.99	Lot Value	+ 2,695
Total Area	x 952	Indicated Value	= 14,058
Adjusted Cost	= 56,158	Value Per SqFt	14.77

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	11,363		
Lot Value	2,695		
Indicated Value	14,058	14.77	Per SqFt
Agland Value			
Site Improvements	4,330		
Total Value	18,388	19.32	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	8476	5x5		25	26.31		658



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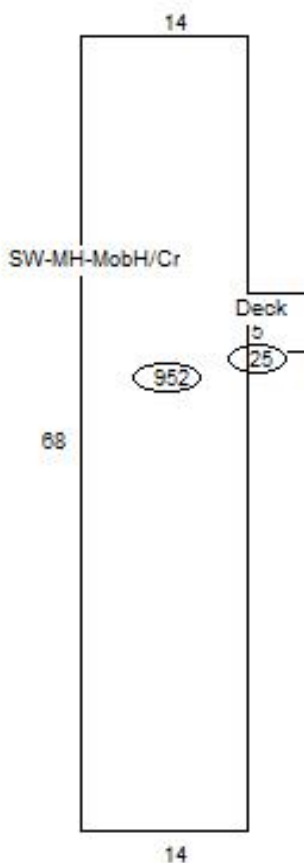
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Sketch Image

300006889



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13	Crawl	20	SW-MH-MobH/Cr	952	1.000	952
2	M	WODO		20	Deck	25	1.000	25
<b>Total Building Area</b>						952		952



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	Loafing Shed	30x25x8		Formed Metal	750
	Qual	3	Cond 3	Year 2020	Eff Age 6	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (28% Phys/ % Func)</b>	
Base Cost (5.84 x 750)		4,380		4,380	1,226	3,154
	CKCP	Chicken Coop	10x8x6		Formed Metal	80
	Qual	3	Cond 3	Year 2020	Eff Age 6	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>	
Base Cost (5.39 x 80)		431		431	159	272
	SHDS	Shed - Small	15x15x8		Formed Metal	225
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	
Base Cost (20.08 x 225)		4,518		4,518	3,614	904



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<b>Lot Data</b>	<b>Primary Image</b>
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities  Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	75% Frame, Siding, Vinyl 25% Veneer, Masonry
Base/Total Area	1,120 / 1,120
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	8 Metal, Formed Seams
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	392 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1940 / 86

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	92.15	Total Misc Impr	+ 470
Roofing Adj	+ 5.27	Garage Cost	+ 11,399
Subfloor Adj	+ 0.00	Total RCN	= 129,279
Heat/Cool Adj	+ 1.73	Depreciation ( 80%)	- 103,423
Plumbing Adj	+ 5.69	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 25,856
Adj Base Cost	= 104.83	Lot Value	+ 25,856
Total Area	x 1,120	Indicated Value	= 25,856
Adjusted Cost	= 117,410	Value Per SqFt	23.09

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	25,856	
Lot Value		
Indicated Value	25,856	23.09 Per SqFt
Agland Value		
Site Improvements		
Total Value	25,856	23.09 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	OPEN PORCH	7292	6x4		24	9.78		235
PATO	Slab Porch - Open	8477	6x4		24	9.78		235



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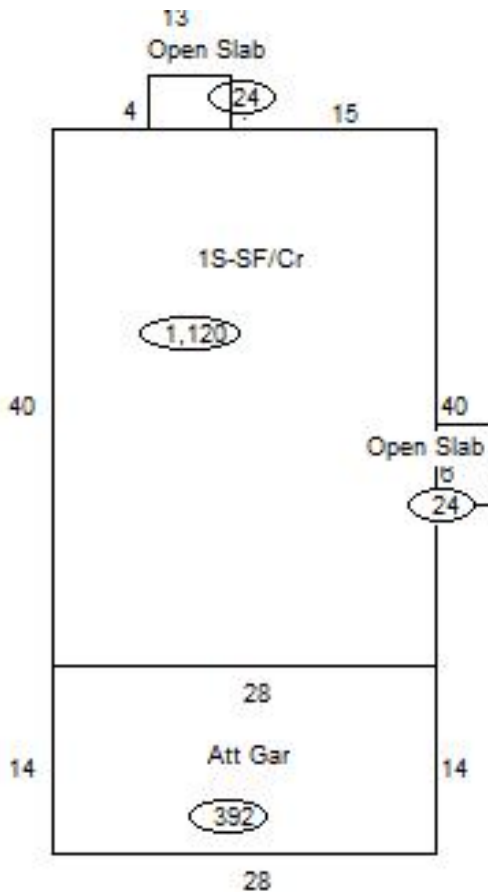
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Sketch Image

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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	1,120	1.000	1,120
2	M	PATO		20	Open Slab	24	1.000	24
3	G	1		20	Att Gar	392	1.000	392
4	M	PATO		20	Open Slab	24	1.000	24
<b>Total Building Area</b>						1,120		1,120