



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:29:09  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300006925 <b>Parcel ID</b> 4020-00-016-022-0-001-00 <b>Cadastral ID</b> 4020-016-022-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 1 <b>Tax Area</b> 204 - 1T-2-ROSSTON-C <b>Name ID</b> 15699 GONZALEZ, LUIS ENRIQUE & KARINA GARCIA  PO BOX 201 LAVERNE OK 73848-  <b>Parcel Location</b> <b>Situs</b> 17897 US 64 HWY <b>Subdivision</b> ROSS 2ND ADDN <b>Lot/Block</b> 0022 / 0016 <b>Parcel Size</b> 4 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 400100 - ROSSTON/MULTI <b>School District</b> 1-LAVERNE - 1-LAVERNE																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.80150162 -99.67909427 ROSS 2ND ADD BLOCK 16 LOTS 22-23-24; PT OF 21																																																																																																																									
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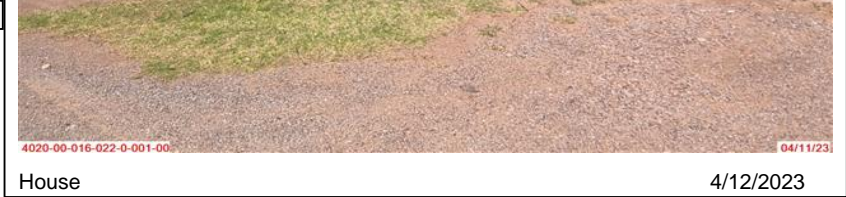
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Lot Data	Square-Foot - ROSS ORIG/ADDS Square-Foot	Primary Image
Lot Size	81.4 x 140	
Lot Count		
Units Buildable	798	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	11,396.00 x .07 = 798	
Factor Value		
Adjustments		
Lot Value	798	

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	2,604 / 2,604
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	2 /
Bed/F/H Bath	0 / /
Basement Area	
Garage Type	620 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1963 / 70



House 4/12/2023

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	71.37	Total Misc Impr	+ 14,809
Roofing Adj	+ 3.88	Garage Cost	+ 13,839
Subfloor Adj	+ 0.88	Total RCN	= 233,661
Heat/Cool Adj	+ 1.56	Depreciation ( 73%)	- 170,572
Plumbing Adj	+ 1.04	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 63,089
Adj Base Cost	= 78.73	Lot Value	+ 798
Total Area	x 2,604	Indicated Value	= 63,887
Adjusted Cost	= 205,013	Value Per SqFt	24.53

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	63,089		
Lot Value	798		
Indicated Value	63,887	24.53	Per SqFt
Agland Value			
Site Improvements	4,940		
Total Value	68,827	26.43	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Covered Patio	7315	33x10		330	12.39		4,089
CPDT	Carport - Detached	8835	28x28		784	9.15		7,174
PRCH	Slab Porch - Covered	8836	176		176	20.15		3,546



Harper

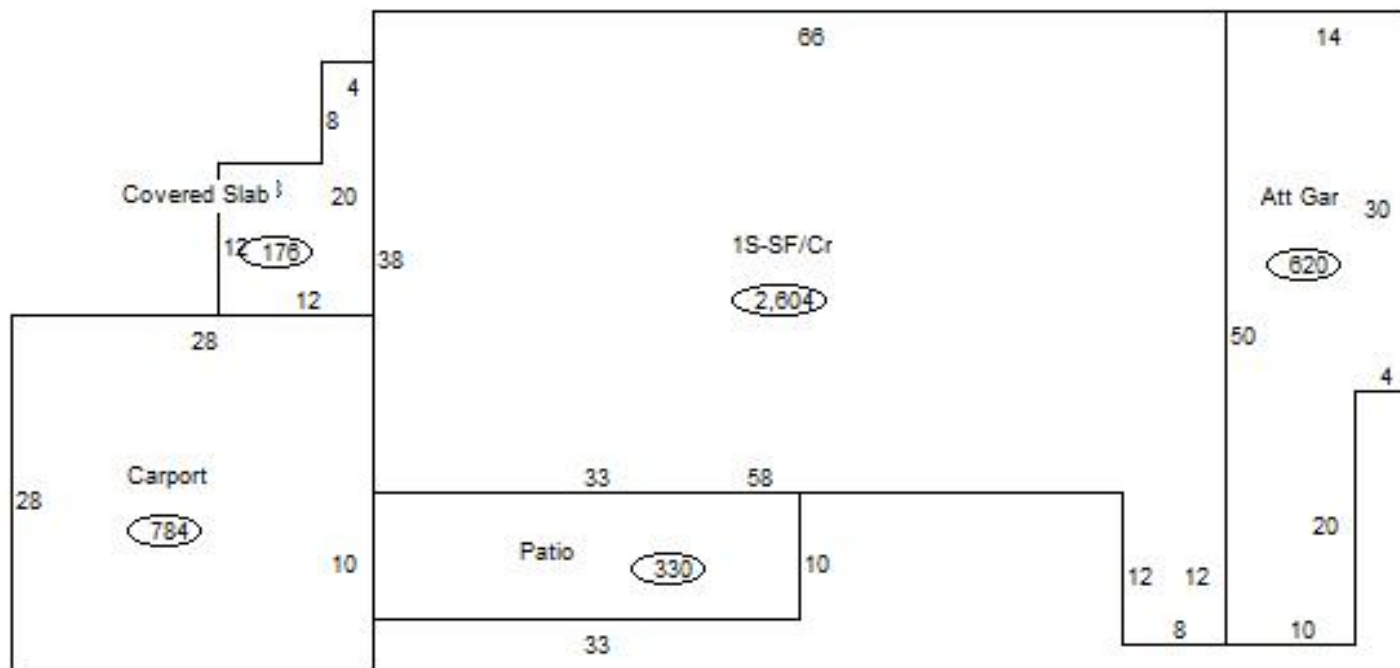
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Sketch Image

300006925



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATC		20	Patio	330	1.000	330
2	R	1	Crawl	20	1S-SF/Cr	2,604	1.000	2,604
3	G	1		20	Att Gar	620	1.000	620
4	M	CPDT		20	Carport	784	1.000	784
5	M	PRCH		20	Covered Slab	176	1.000	176
<b>Total Building Area</b>						2,604		2,604



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	15x15x8		Formed Metal	225
	Qual	3	Cond 3	Year 2013	Eff Age 13	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (54% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.94 x 225)		1,787		1,787	965
	PACN	Paving - Concrete	35x19x0			665
	Qual	3	Cond 3	Year 2012	Eff Age 14	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (77% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.13 x 665)		2,746		2,746	2,114
	PAVA	Paving - Asphalt	45x10x0			450
	Qual	3	Cond 3	Year 2010	Eff Age 16	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.47 x 450)		2,012		2,012	1,610
	SHDS	Yard Shed - Metal	16x12x8		Formed Metal	192
	Qual	3	Cond 3	Year 2008	Eff Age 18	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (56% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (21.04 x 192)		4,040		4,040	2,262
	SHDS	Yard Shed - Metal	12x12x6		Formed Metal	144
	Qual	3	Cond 3	Year 2005	Eff Age 21	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (61% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (23.26 x 144)		3,349		3,349	2,043