



# Harper

## Assessment Property Record Card for Tax Year 2026

Date provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image				
Account	300006926				<p>4020-00-017-001-0-001-00_001.JPG 4/12/2023</p>				
Parcel ID	4020-00-017-001-0-001-00								
Cadastral ID	4020-017-001-00-0-001-00								
Property Type	REAL - Real Property								
Property Class	UC	VI Area 1							
Tax Area	204 - 1T-2-ROSSTON-C								
Name ID	15700								
ARAGON, CLEMENTE & CARINA GARCIA									
P O BOX 201 LAVERNE OK 73848-0000									
Parcel Location									
Situs	SEVENTH ST								
Subdivision	ROSS 2ND ADDN								
Lot/Block	0001 / 0017	Parcel Size 2 - Lots							
Sec/Twn/Rng	/ / /								
Neighborhood	400100 - ROSSTON/MULTI								
School District	1-LAVERNE - 1-LAVERNE								
Legal Description	Lat/Long: 36.82531953 -99.67434784				Building Permits				
ROSS 2ND ADD BLOCK 17 LOTS 1-2					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					595/734	LOYA, CARLOS, JR.	08/26/2004	16,000	MU
					584/553	LOYA, CARLOS, JR	05/31/2003	16,000	PQ
					549/379	BARRIOS, MECHELE	09/01/1999	0	U
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	
Remove Cap		Land Value	700	700	12%	84	Assessed	1,030	69.21
Year Frozen		Improvements	13,468	7,886		946	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	14,168	8,586		1,030	Total Taxable	1,030	69.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300006926	ARAGON, CLEMENTE &			204	14,168	0	981	66.00
2024	2024-300006926	ARAGON, CLEMENTE &			204	14,038	0	935	62.00
2023	2023-300006926	ARAGON, CLEMENTE &			204	7,419	0	890	60.00
2022	2022-300006926	ARAGON, CLEMENTE &			204	7,419	0	890	60.00
2021	2021-300006926	ARAGON, CLEMENTE AND			204	7,419	0	890	61.00
2020	2020-300006926	ARAGON, CLEMENTE AND			204	7,419	0	890	60.00
2019	2019-0006926	ARAGON, CLEMENTE AND			204	7,419		890	53.00
2018	2018-0006926	ARAGON, CLEMENTE AND			204	7,419		854	51.00
2017	2017-0006926	ARAGON, CLEMENTE AND			204	6,775		813	49.00
2016	2016-0006926	ARAGON, CLEMENTE AND			204	6,775		777	46.00
2015	2015-0006926	ARAGON, CLEMENTE AND			204	6,457		740	44.00
2014	2014-0006926	ARAGON, CLEMENTE AND			204	6,729		705	42.00
2013	2013-0006926	ARAGON, CLEMENTE AND			204	9,768		672	40.00




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Lot Data	Primary Image
<p>Lot Size 50 x 140            Lot Count            Units Buildable 700            Non-Ag Acres            Topography            Street Access            Utilities            Amenities</p> <p>Value Model 19 ROSSTON COMM            Value Method Square-Foot</p> <p>Base Lot Value 7,000.00 x .10 = 700            Factor Value 0            Adjustments            Lot Value 700</p>	
Cost Approach	Image Information
<p>Manual Date 07/2025            Total Building Area 864            Total Base Value 64,852            Modifier Value            Misc Improvements            Replacement Cost New 64,852            Phys/Func Depreciation Loss ()            RCN Less Phys/Func 12,970            Economic Depreciation            RCNLD (All Sources) 12,970            Depreciated Improvements            Outbuilding Value            Total Improvement Value 12,970            Land Value 700            Cost Approach Value 13,670 15.82/SqFt</p>	<p>Image ID 26207            Image Date 4/12/2023            Name 001.JPG            Description 4020-00-017-001-0-001-00_001.JPG</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)            Vacancy &amp; Collection Loss            Miscellaneous Income            Effective Gross Income (EGI)</p> <p>Total Expenses            Net Operating Income (NOI)</p> <p>Income Capitalization Rate            Indicated Value 0.00</p>	<p>Selected Valuation Method Cost Approach            Total Improvement Value            Land Value 700            Total Appraised Value 13,670 15.82/SqFt</p>



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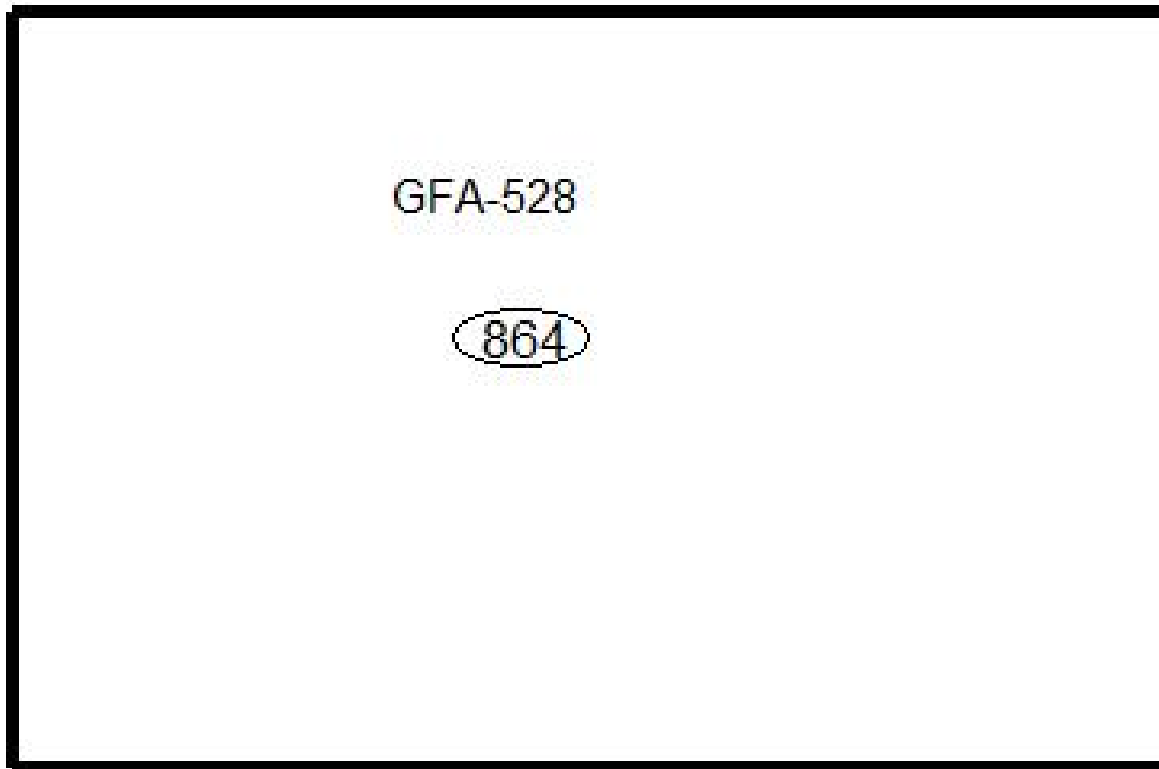
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Sketch Image

300006926



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	528		10	GFA-528	864	1.000	864
<b>Total Building Area</b>						864		864



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Account 300006926  
Parcel ID 4020-00-017-001-0-001-00  
Cadastral ID 4020-017-001-00-0-001-00

Tax Area Code 204  
Property Class UC  
Owners Name ARAGON, CLEMENTE &

### Building Data

Building ID 225  
Building Sequence 1  
Occupancy 1 528 Service Repair Garage 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 864  
Average Perimeter 120  
Number Of Storys 1.00  
Average Wall Ht 12.00  
Year Built 1965  
Effective Age 85  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 1 - Low  
Condition 1 - Low  
Exterior Wall 117 - Single Metal, Tex Cover on Steel Frame  
Heating/Cooling 15 - No HVAC  
Roof Type Gable  
Roof Cover Metal

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1  
Finish Area - 1  
Finish Code - 2  
Finish Area - 2

### Building Image



### Image Information

Image Name 001.JPG  
Image Date 4/12/2023  
Image Name 001.JPG  
Description 4020-00-017-001-0-001-00\_001.JPG

### Cost Calculations

Appraisal Zone 1  
Zone Description VI AREA 1  
Base Cost 38.35  
Wall Cost 36.71  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 75.06  
Total Area 864  
Base RCN 64,852  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 64,852  
Physical Depreciation 80%  
Functional Depreciation  
Total Depreciation 80% (51,882)  
Total RCNLD 12,970  
Lump Sums  
Total Building Value 12,970 \$ 15.01 Per SqFt