




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:29:27  
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Assessment Data					Primary Image																																																																																																																				
Account 300006945 Parcel ID 4020-00-024-001-0-001-00 Cadastral ID 4020-024-001-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 204 - 1T-2-ROSSTON-C Name ID 15704 CUETO, PAULO  P O BOX 1073 LAVERNE OK 73848-0000  <b>Parcel Location</b> Situs WILSON ST Subdivision ROSS 2ND ADDN Lot/Block 0001 / 0024 Parcel Size 10 - Lots Sec/Twn/Rng / / / Neighborhood 400100 - ROSSTON/MULTI School District 1-LAVERN - 1-LAVERNE					 <p>EMPTY LOT 4/7/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.98028943 -99.59166710																																																																																																																									
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Lot Data	Square-Foot - ROSS ORIG/ADDS Square-Foot	Primary Image
Lot Size	250 x 140	
Lot Count		
Units Buildable	2450	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	35,000.00 x .07 = 2,450	
Factor Value		
Adjustments		
Lot Value	2,450	

Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	0 / 0
Style	
HVAC	
Roof Cover	
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

EMPTY LOT 4/7/2025

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	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 2,450
Total Area	x 0	Indicated Value	= 2,450
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	2,450		
Indicated Value	2,450	0.00	Per SqFt
Agland Value			
Site Improvements			
Total Value	2,450	0.00	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value



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Sketch Image

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