




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:29:29  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300006947 <b>Parcel ID</b> 4020-00-024-016-0-001-00 <b>Cadastral ID</b> 4020-024-016-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 3 <b>Tax Area</b> 204 - 1T-2-ROSSTON-C <b>Name ID</b> 15704 CUETO, PAULO  P O BOX 1073 LAVERNE OK 73848-0000  <b>Parcel Location</b> <b>Situs</b> SECOND ST <b>Subdivision</b> ROSS 2ND ADDN <b>Lot/Block</b> 0016 / 0024 <b>Parcel Size</b> 9 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 400100 - ROSSTON/MULTI <b>School District</b> 1-LAVERNE - 1-LAVERNE					 <p>MOBILE HOME 4/7/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.83155355 -99.97632732																																																																																																																									
<b>Legal Description</b> ROSS 2ND ADD BLOCK 24 LOTS 16 THRU 24					<b>Building Permits</b> <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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - ROSS ORIG/ADDS Square-Foot	Primary Image
Lot Size	225 x 140	
Lot Count		
Units Buildable	2205	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	31,500.00 x .07 = 2,205	
Factor Value		
Adjustments		
Lot Value	2,205	

Residential Data	
Type	6 Mobile Home 50 x 20
Condition	2.75 - Fair
Quality	3 - Average
Architecture	DWMH Multi-wide MH
Style	100% Double Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,000 / 1,000
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	6 Galvanized Metal
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1970 / 59

MOBILE HOME 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		

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	13,799		
Lot Value	2,205		
Indicated Value	16,004	16.00	Per SqFt
Agland Value			
Site Improvements	827		
Total Value	16,831	16.83	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	52.75	Total Misc Impr	+ 1,026
Roofing Adj	+ 2.47	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 68,996
Heat/Cool Adj	+ 3.69	Depreciation ( 80%)	- 55,197
Plumbing Adj	+ 9.06	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 13,799
Adj Base Cost	= 67.97	Lot Value	+ 2,205
Total Area	x 1,000	Indicated Value	= 16,004
Adjusted Cost	= 67,970	Value Per SqFt	16.00

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	8011	8x5		40	25.66		1,026



Harper

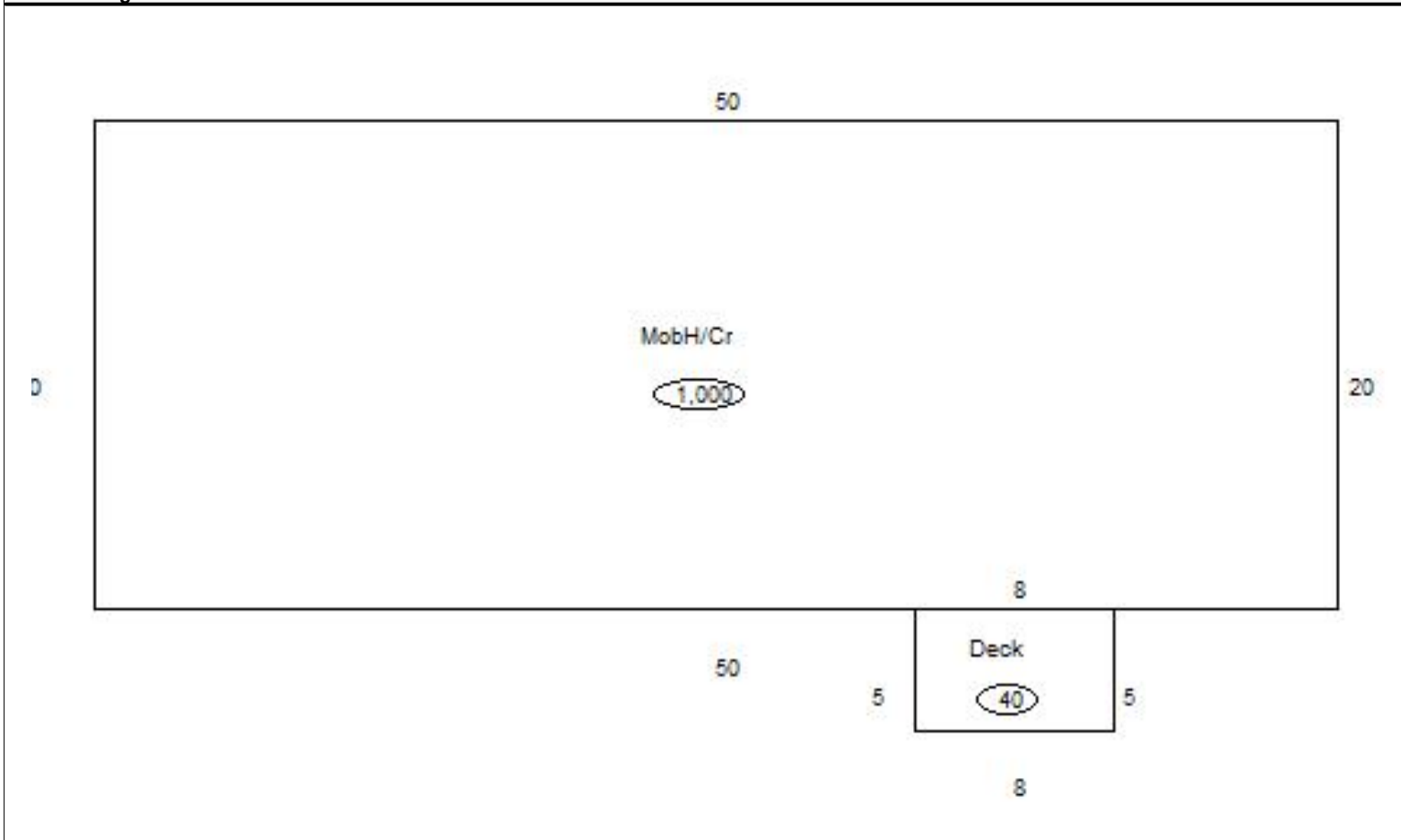
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Sketch Image

300006947



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14	Crawl	10	MobH/Cr	1,000	1.000	1,000
2	M	WODO		10	Deck	40	1.000	40
<b>Total Building Area</b>						1,000		1,000



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed - Metal	8x6x8	Base	Galvanized Metal	48	
	Qual	3	Cond 3	Year 2000	Eff Age 26		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (28.80 x 48)	1,382		1,382	967	415
	SHDS	Shed - Small	10x8x8	Dirt	Galvanized Metal	80	
	Qual	2	Cond 2	Year 1995	Eff Age 37		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (16.75 x 80)	1,340		1,340	1,072	268
	LOAF	Loafing Shed	12x12x0		Formed Metal	144	
	Qual	2	Cond 2	Year 1995	Eff Age 37		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (4.99 x 144)	719		719	575	144