



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:29:37
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300006956 Parcel ID 4020-00-028-007-0-001-00 Cadastral ID 4020-028-007-00-0-001-00 Property Type REAL - Real Property Property Class UR 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 00111 SEVENTH ST Subdivision ROSS 2ND ADDN Lot/Block 0007 / 0028 Parcel Size 6 - Lots Sec/Twn/Rng / / / Neighborhood - School District 1-LAVERN - 1-LAVERNE																																																																																																																									
Legal Description Lat/Long: 36.81183023 -99.93017679																																																																																																																									
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Date 02/06/2026
 Time 07:29:37
 Page 2

Lot Data	Square-Foot - ROSS ORIG/ADDS Square-Foot	Primary Image
Lot Size	150 x 140	
Lot Count		
Units Buildable	1470	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	21,000.00 x .07 = 1,470	
Factor Value		
Adjustments		
Lot Value	1,470	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	792 / 792
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	8 Metal, Formed Seams
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 86

HOUSE	2/23/2024
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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	20,320		
Lot Value	1,470		
Indicated Value	21,790	27.51	Per SqFt
Agland Value			
Site Improvements	1,215		
Total Value	23,005	29.05	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	98.21	Total Misc Impr	+ 11,433
Roofing Adj	+ 5.87	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 101,602
Heat/Cool Adj	+ 1.73	Depreciation (80%)	- 81,282
Plumbing Adj	+ 8.05	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 20,320
Adj Base Cost	= 113.85	Lot Value	+ 1,470
Total Area	x 792	Indicated Value	= 21,790
Adjusted Cost	= 90,169	Value Per SqFt	27.51

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	Slab Porch - Open	7339	20x8		160	59.19		9,470
ASC	Awing/Shelter/Carport	11613	30x16		480	4.09		1,963



Harper

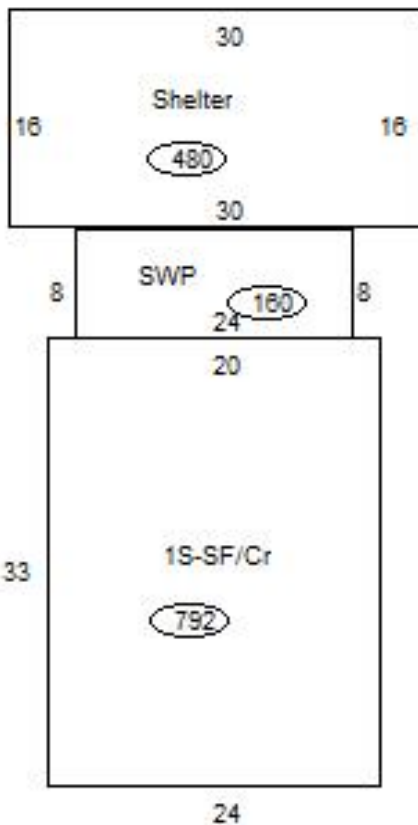
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Date 02/06/2026
Time 07:29:37
Page 3

Sketch Image

300006956



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	792	1.000	792
2	M	EPSW		20	SWP	160	1.000	160
3	M	ASC		20	Shelter	480	1.000	480
Total Building Area						792		792



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Time 07:29:37
Page 4

300006956

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	Loafing Shed	35x20x8	Dirt	Galvanized Metal	700
	Qual 3	Cond 3	Year 1980	Eff Age 46		
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (5.65 x 700)	3,955		3,955	791
	SHDS	Yard Shed - Metal	10x12x6	Dirt	Galvanized Metal	120
	Qual 3	Cond 3	Year 1980	Eff Age 46		
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (17.66 x 120)	2,119		2,119	424