



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:34:34  
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Assessment Data	Primary Image
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Account 300011332  
 Parcel ID 2001-00-082-019-0-002-00  
 Cadastral ID 2001-082-019-00-0-002-00  
 Property Type REAL - Real Property  
 Property Class UR VI Area 3  
 Tax Area 202 - 1T-LAVERNE-C  
 Name ID 16736  
 CORTEZ-ALONZO, SEBASTIANA



HOUSE 4/30/2025

PO BOX 963  
 LAVERNE OK 73848-0000

**Parcel Location**

Situs 00306 NW 4TH  
 Subdivision LAVERNE ORIG.  
 Lot/Block 0019 / 0082 Parcel Size 1.4 - Lots  
 Sec/Twn/Rng / / /  
 Neighborhood 200100 - LAVERNE ORIG\MULTI  
 School District 1-LAVERN - 1-LAVERNE

**Legal Description** Lat/Long: 36.70689533 -99.89209681

LO BLOCK 82; LOTS N 60' OF 19,20,21 BOOK 734 PAGE 600

**Building Permits**

Number	Description	Opened	Closed	Amount

**Exemptions**

Code	Type	Active	Maximum	Exemption

**Sale History**

Bk/Pg	Grantor	Date	Price	Code
743/600	SANCHEZ, JESUS	03/19/2019	10,000	11

**Parcel Valuation**

Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax
Remove Cap	2020	Land Value 1,800	1,800	12%	216	Assessed	1,768	118.79
Year Frozen		Improvements 12,935	12,935		1,552	Penalty	0	
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value 14,735	14,735		1,768	Total Taxable	1,768	119.00

**Assessment History**

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300011332	CORTEZ-ALONZO, SEBASTIANA	202	14,735	0	1,768	119.00
2024	2024-300011332	CORTEZ-ALONZO, SEBASTIANA	202	15,763	0	1,745	116.00
2023	2023-300011332	CORTEZ-ALONZO, SEBASTIANA	202	15,024	0	1,662	112.00
2022	2022-300011332	CORTEZ-ALONZO, SEBASTIANA	202	13,190	0	1,583	107.00
2021	2021-300011332	CORTEZ-ALONZO, SEBASTIANA	202	13,363	0	1,604	111.00
2020	2020-300011332	CORTEZ-ALONZO, SEBASTIANA	202	13,363	0	1,604	109.00
2019	2019-0011332	CORTEZ-ALONZO, SEBASTIANA	202	13,363		1,604	96.00



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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	75 x 60	
Lot Count		
Units Buildable	1800	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	4,500.00 x .40 = 1,800	
Factor Value		
Adjustments		
Lot Value	1,800	

Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	1.5 - Low
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	651 / 651
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1970 / 78

HOUSE 4/30/2025

GRM Approach	
GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression	
MRA Code	
Adusted 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	85.68	Total Misc Impr	+ 0
Roofing Adj	+ 4.56	Garage Cost	+ 0
Subfloor Adj	+ 2.36	Total RCN	= 66,155
Heat/Cool Adj	+ 1.35	Depreciation ( 80%)	- 52,924
Plumbing Adj	+ 7.67	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 13,231
Adj Base Cost	= 101.62	Lot Value	+ 1,800
Total Area	x 651	Indicated Value	= 15,031
Adjusted Cost	= 66,155	Value Per SqFt	23.09

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	13,231		
Lot Value	1,800		
Indicated Value	15,031	23.09	Per SqFt
Agland Value			
Site Improvements	82		
Total Value	15,113	23.22	Total Value Per SqFt

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



Harper

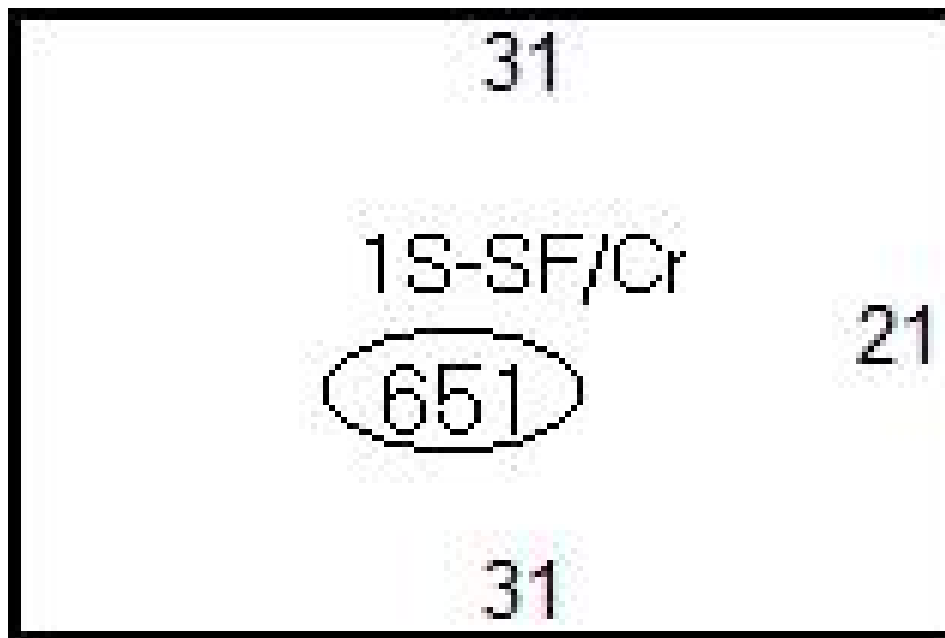
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Sketch Image

300011332



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	651	1.000	651
<b>Total Building Area</b>						651		651



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CKCP	Chicken Coop	8x4x6	Dirt	Formed Metal	32
	Qual	3	Cond 3	Year	2014	Eff Age 12
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (5.33 x 32)		171		171 89		82