



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:14:45
Page 1

Assessment Data					Primary Image																								
Account	300005939				<p>2001-00-040-011-0-001-00 01/30/24</p>																								
Parcel ID	2001-00-040-011-0-001-00																												
Cadastral ID	2001-040-011-00-0-001-00																												
Property Type	REAL - Real Property																												
Property Class	UR	VI Area	2																										
Tax Area	202 - 1T-LAVERNE-C																												
Name ID	15074																												
RAMIREZ, MANUEL & GUADALUPE GARCIA																													
PO BOX 235 LAVERNE OK 73848-0000																													
Parcel Location																													
Situs	00123 SW FIRST ST																												
Subdivision	LAVERNE ORIG.																												
Lot/Block	0011 / 0040	Parcel Size	2 - Lots																										
Sec/Twn/Rng	/ / /																												
Neighborhood	200100 - LAVERNE ORIG\MULTI																												
School District	1-LAVERN - 1-LAVERNE																												
Legal Description Lat/Long: 36.71355915 -99.90029712																													
HOUSE 2/1/2024																													
Building Permits																													
LAVERNE ORIG. BLOCK 40 LOTS 11-12																													
<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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																				
Number	Description	Opened	Closed	Amount																									
Exemptions																													
Sale History																													
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																				
					743/776	FEDERAL HOME LOAN MORTGAG	03/26/2019	25,000	03																				
					742/190	LANDESS, AUSTIN	01/10/2019	0	10																				
					691/164	FIKE, PATRICK RYAN AND	07/16/2013	58,000	PQ																				
					609/561	FRANKLIN, LARRY W., ETUX	01/06/2006	78,500	PQ																				
Parcel Valuation																													
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax																					
Remove Cap		Land Value	2,800	2,800	12%	336	Assessed	7,756	521.13																				
Year Frozen		Improvements	61,831	61,831		7,420	Penalty	0																					
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00																				
TIF Project ID	0	Total Value	64,631	64,631		7,756	Total Taxable	7,756	521.00																				
Assessment History																													
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																				
2025	2025-300005939	RAMIREZ, MANUEL &			202	64,631	0	7,756	521.00																				
2024	2024-300005939	RAMIREZ, MANUEL &			202	68,812	0	7,937	528.00																				
2023	2023-300005939	RAMIREZ, MANUEL &			202	68,113	0	7,559	508.00																				
2022	2022-300005939	RAMIREZ, MANUEL &			202	59,992	0	7,199	487.00																				
2021	2021-300005939	RAMIREZ, MANUEL &			202	58,838	0	7,061	487.00																				
2020	2020-300005939	RAMIREZ, MANUEL &			202	58,826	0	7,059	478.00																				
2019	2019-0005939	RAMIREZ, MANUEL &			202	58,826		7,059	421.00																				
2018	2018-0005939	LANDESS, AUSTIN			202	63,532		7,624	455.00																				
2017	2017-0005939	LANDESS, AUSTIN			202	60,852		7,303	436.00																				
2016	2016-0005939	LANDESS, AUSTIN			202	60,852		7,303	436.00																				
2015	2015-0005939	LANDESS, AUSTIN			202	66,188		7,943	474.00																				
2014	2014-0005939	LANDESS, AUSTIN			202	66,188		7,943	474.00																				
2013	2013-0005939	LANDESS, AUSTIN			202	77,875		9,345	558.00																				



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:14:45
 Page 2

Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	50 x 140	
Lot Count		
Units Buildable	2800	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	7,000.00 x .40 = 2,800	
Factor Value		
Adjustments		
Lot Value	2,800	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,898 / 1,898
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	9 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Built-In Garage
Remodel	
Year/Eff Age	1930 / 87

HOUSE	2/1/2024
-------	----------

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	88.53	Total Misc Impr	+ 7,310
Roofing Adj	+ 4.96	Garage Cost	+ 17,083
Subfloor Adj	+ 0.00	Total RCN	= 242,302
Heat/Cool Adj	+ 13.89	Depreciation (75%)	- 181,727
Plumbing Adj	+ 7.44	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 60,575
Adj Base Cost	= 114.81	Lot Value	+ 2,800
Total Area	x 1,898	Indicated Value	= 63,375
Adjusted Cost	= 217,909	Value Per SqFt	33.39

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	60,575		
Lot Value	2,800		
Indicated Value	63,375	33.39	Per SqFt
Agland Value			
Site Improvements	1,405		
Total Value	64,780	34.13	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1	1	6,170.47		6,170
PATO	Slab Porch - Open	4984	6x4		24	12.25		294
PRCH	Slab Porch - Covered	4985	6x5		30	28.19		846



Harper

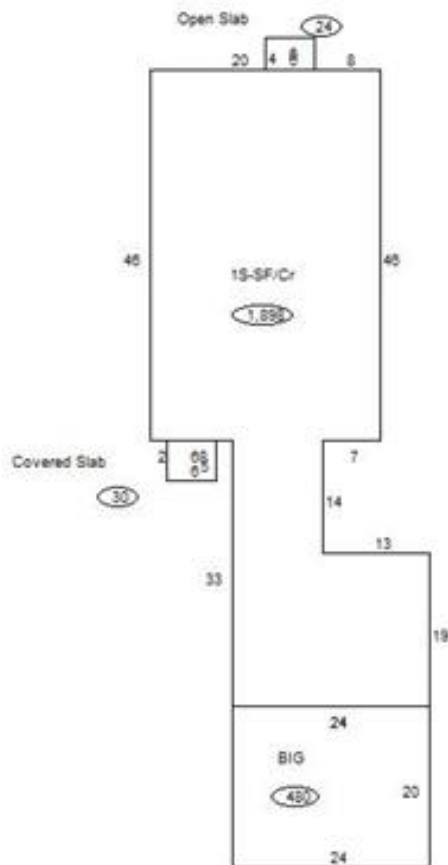
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:14:45
 Page 3

Sketch Image

300005939



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Open Slab	24	1.000	24
2	M	PRCH		20	Covered Slab	30	1.000	30
3	G	8		20	BIG	480	1.000	480
4	R	1	Crawl	20	1S-SF/Cr	1,898	1.000	1,898
Total Building Area						1,898		1,898



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:14:45
 Page 4

300005939

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	ASC	Awing/Shelter/Carport	20x20x8		Formed Metal	400	
	Qual	3	Cond 3	Year 2008	Eff Age 14		
	Valuation Summary		Modifier Total		RCN	Depr (61% Phys/ 0% Func)	RCNLD
		Base Cost (3.88 x 400)	1,552		1,552	947	605
	PACN	Concrete Paving Drive	33x18x0			594	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (4.15 x 594)	2,465		2,465	1,972	493
	PACN	Concrete Paving 2008 OR PRIOR- REVAL 2020	20x16x0			320	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (4.19 x 320)	1,341		1,341	1,073	268
	PACN	Concrete Paving SIDEWALK REVAL2020	12x2x0			24	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (8.15 x 24)	196		196	157	39