



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image									
Account	300006013				<p>HOUSE 3/1/2023</p>									
Parcel ID	2001-00-047-009-0-001-00													
Cadastral ID	2001-047-009-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area 1												
Tax Area	202 - 1T-LAVERNE-C													
Name ID	15120													
JUAREZ, AMBER & CLAUDIO JUAREZ														
P O BOX 964 LAVERNE OK 73848-0000														
Parcel Location														
Situs	00317 W JANE JAYROE													
Subdivision	LAVERNE ORIG.													
Lot/Block	0009 / 0047	Parcel Size 2 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.71033528 -99.89890412														
LAVERNE ORIG BLOCK 47 LOTS 9-10 BOOK 786 PAGE 19: TAX WARRANT														
Building Permits														
<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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					702/354	SALAZAR, MANUEL &	01/01/2013	22,000	21					
					608/1	CLASON, MERLE	11/07/2005	17,500	PQ					
					565/151	CADY, MARJORIE JUNE	05/31/2001	17,000	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	3,021	202.98					
Year Frozen		Improvements	22,382	22,382		2,685	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	25,182	25,182		3,021	Total Taxable	3,021	203.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300006013	JUAREZ, AMBER &			202	25,182	0	3,021	203.00					
2024	2024-300006013	JUAREZ, AMBER &			202	26,398	0	3,068	204.00					
2023	2023-300006013	JUAREZ, AMBER &			202	24,348	0	2,922	196.00					
2022	2022-300006013	JUAREZ, AMBER &			202	24,348	0	2,922	198.00					
2021	2021-300006013	JUAREZ, AMBER &			202	24,348	0	2,922	202.00					
2020	2020-300006013	JUAREZ, AMBER &			202	24,348	0	2,922	198.00					
2019	2019-0006013	JUAREZ, AMBER &			202	24,350		2,922	174.00					
2018	2018-0006013	JUAREZ, AMBER &			202	26,392		3,167	189.00					
2017	2017-0006013	JUAREZ, AMBER &			202	25,351		3,030	181.00					
2016	2016-0006013	JUAREZ, AMBER &			202	25,351		2,886	172.00					
2015	2015-0006013	JUAREZ, AMBER &			202	24,759		2,749	164.00					
2014	2014-0006013	SALAZAR, MANUEL &			202	21,813		2,618	156.00					
2013	2013-0006013	SALAZAR, MANUEL &			202	33,132		2,574	154.00					



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Lot Data		Square-Foot - LAVERNE ORIGMULTI
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	



HOUSE 3/1/2023

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	672 / 672
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	540 Detached Garage - Finished
Remodel	
Year/Eff Age	1950 / 84

### 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	104.01	Total Misc Impr	+ 3,084
Roofing Adj	+ 4.96	Garage Cost	+ 21,582
Subfloor Adj	+ 0.00	Total RCN	= 105,427
Heat/Cool Adj	+ 1.73	Depreciation ( 80%)	- 84,342
Plumbing Adj	+ 9.49	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 21,085
Adj Base Cost	= 120.18	Lot Value	+ 2,800
Total Area	x 672	Indicated Value	= 23,885
Adjusted Cost	= 80,761	Value Per SqFt	35.54

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	21,085		
Lot Value	2,800		
Indicated Value	23,885	35.54	Per SqFt
Agland Value			
Site Improvements	1,444		
Total Value	25,329	37.69	Total Value Per SqFt

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	5118	10x6		60	40.26		2,416
ASC	Awning/Shelter/Carport	5119	14x6		84	4.09		344
RSPC	Raised Slab Porch - Covered	5120	4x2		8	40.50		324



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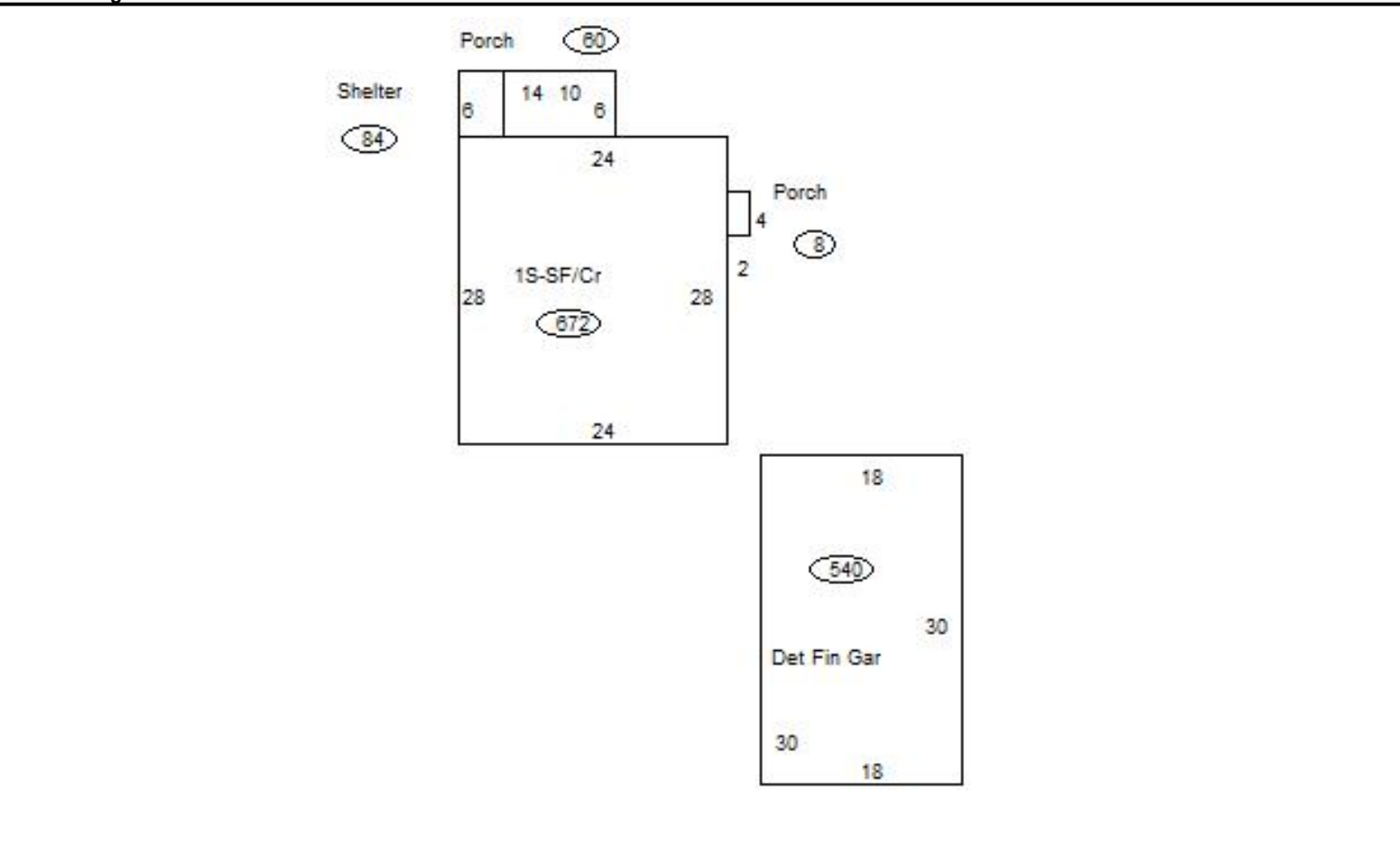
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	672	1.000	672
2	M	RSPC		20	Porch	60	1.000	60
3	M	ASC		20	Shelter	84	1.000	84
4	M	RSPC		20	Porch	8	1.000	8
5	G	6		20	Det Fin Gar	540	1.000	540
<b>Total Building Area</b>						672		672



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Storage	10x10x6		Composition Roll	100
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2012	<b>Eff Age</b> 14		

Valuation Summary	Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
Base Cost (23.83 x 100)	2,383		2,383	1,215

PACN	Paving - Concrete / N. SIDEWALK	24x4x0			96
<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 1950	<b>Eff Age</b> 76		

0

Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (7.12 x 96)	684		684	137

PACN	Paving - Concrete / E. SIDEWALK	20x3x0			60
<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 1950	<b>Eff Age</b> 76		

Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (7.64 x 60)	458		458	92