



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:18:01
Page 1

Assessment Data					Primary Image				
Account	300006157				<p>FRONT OF HOUSE 4/30/2025</p>				
Parcel ID	2001-00-062-016-0-001-00								
Cadastral ID	2001-062-016-00-0-001-00								
Property Type	REAL - Real Property								
Property Class	UR	VI Area	3						
Tax Area	202 - 1T-LAVERNE-C								
Name ID	24758								
XIRUM, AMALIA PEREZ									
PO BOX 1133 LAVERNE OK 73848-									
Parcel Location									
Situs	00418 NW FIRST ST								
Subdivision	LAVERNE ORIG.								
Lot/Block	0016 / 0062	Parcel Size	3 - Lots						
Sec/Twn/Rng	/ / /								
Neighborhood	200100 - LAVERNE ORIG\MULTI								
School District	1-LAVERN - 1-LAVERNE								
Legal Description	Lat/Long: 36.71005651 -99.89426729				Building Permits				
LAVERNE ORIG BLOCK 62 LOTS 16-17 & E2 15 BOOK 762 PAGE 834					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					762/834	FANNING, TOM E. AND	08/25/2021	30,500	Q
					618/644	THARP, JOSEPH J. & ETUX	10/19/2006	26,000	Q
					595/587	LEVARIO, ZAIDA	08/17/2004	18,000	PQ
					561/597	EVANS, MARY & HENRY	01/08/2001	15,000	U
					545/329	SHEPPARD, VERLE L.ETUX	04/14/1999	26,000	Q
					511/167	GLORIA F. HILL	12/19/1995	6,000	U
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax
Remove Cap	2022		Land Value	3,500	2,615	12%	314	Assessed	4,449 298.93
Year Frozen			Improvements	37,038	34,457		4,135	Penalty	0
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0 0.00
TIF Project ID	0		Total Value	40,538	37,072		4,449	Total Taxable	4,449 299.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300006157	XIRUM, AMALIA PEREZ			202	40,538	0	4,237	285.00
2024	2024-300006157	XIRUM, AMALIA PEREZ			202	42,535	0	4,035	268.00
2023	2023-300006157	XIRUM, AMALIA PEREZ			202	39,090	0	3,843	258.00
2022	2022-300006157	XIRUM, AMALIA PEREZ			202	30,500	0	3,660	248.00
2021	2021-300006157	XIRUM, AMALIA PEREZ			202	45,459	0	5,455	377.00
2020	2020-300006157	FANNING, TOM E. AND			202	45,459	0	5,336	361.00
2019	2019-0006157	FANNING, TOM E. AND			202	45,459		5,081	303.00
2018	2018-0006157	FANNING, TOM E. AND			202	49,202		4,839	289.00
2017	2017-0006157	FANNING, TOM E. AND			202	47,168		4,609	275.00
2016	2016-0006157	FANNING, TOM E. AND			202	47,168		4,389	262.00
2015	2015-0006157	FANNING, TOM E. AND			202	46,546		4,181	250.00
2014	2014-0006157	FANNING, TOM E. AND			202	49,908		3,981	238.00
2013	2013-0006157	FANNING, TOM E. AND			202	40,180		3,792	226.00



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:18:01
 Page 2

Lot Data		Square-Foot - LAVERNE ORIGMULTI
Lot Size	62.5 x 140	
Lot Count		
Units Buildable	3500	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	8,750.00 x .40 = 3,500	
Factor Value		
Adjustments		
Lot Value	3,500	



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	1,350 / 1,350
Style	100% One Story
HVAC	100% Warmed & Cooled Air
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	1930 / 96

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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	28,705		
Lot Value	3,500		
Indicated Value	32,205	23.86	Per SqFt
Agland Value			
Site Improvements	18,466		
Total Value	50,671	37.53	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	84.04	Total Misc Impr	+ 2,383
Roofing Adj	+ 5.02	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 143,526
Heat/Cool Adj	+ 10.77	Depreciation (80%)	- 114,821
Plumbing Adj	+ 4.73	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 28,705
Adj Base Cost	= 104.55	Lot Value	+ 3,500
Total Area	x 1,350	Indicated Value	= 32,205
Adjusted Cost	= 141,143	Value Per SqFt	23.86

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	5482	3x3		9	22.92		206
PRCH	Slab Porch - Covered	5483	12x8		96	22.68		2,177



Harper

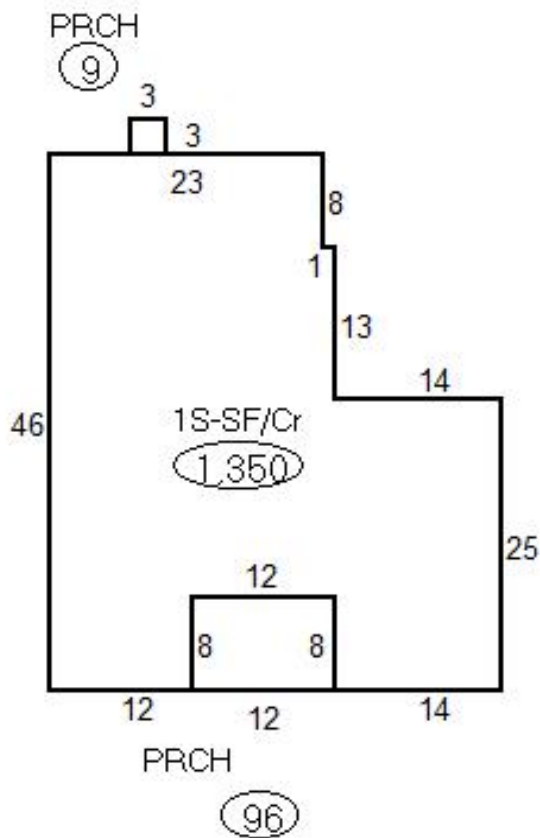
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:18:01
 Page 3

Sketch Image

300006157



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,350	1.000	1,350
2	M	PRCH		20	PRCH	9	1.000	9
3	M	PRCH		20	PRCH	96	1.000	96
Total Building Area						1,350		1,350



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:18:01
 Page 4

300006157

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PACN	Paving - Concrete DRIVEWAY	30x20x0			600	
	Qual	3.5	Cond 2.5	Year 2025	Eff Age 1		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)		RCNLD
	Base Cost (4.67 x 600)		2,802		2,802	140	2,662
	SHDS	Shed	32x22x0	Concrete	Formed Metal	704	
	Qual	4.25	Cond 4.25	Year 2025	Eff Age 1		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)		RCNLD
	Base Cost (19.57 x 704)		13,777		13,777	689	13,088
	PATO	Slab Back Entry	15x5x0			75	
	Qual	3	Cond 3	Year 2022	Eff Age 4		
	Valuation Summary		Modifier Total	RCN	Depr (21% Phys/ % Func)		RCNLD
	Base Cost (9.78 x 75)		734		734	154	580
	CPDT	Carport - Detached	16x20x8		Formed Metal	320	
	Qual	3	Cond 3	Year 2022	Eff Age 4		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)		RCNLD
	Base Cost (8.36 x 320)		2,675		2,675	669	2,006
	PACN	Paving - Concrete WALKWAY	30x3x0			90	
	Qual	3	Cond 2	Year 1930	Eff Age 115		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
	Base Cost (7.21 x 90)		649		649	519	130