



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:18:22
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300006179 Parcel ID 2001-00-064-021-0-001-00 Cadastral ID 2001-064-021-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 25312 PEREZ XIRUM, MICAELA P O BOX 1133 LAVERNE OK 73848- Parcel Location Situs 00518 NW SECOND ST Subdivision LAVERNE ORIG. Lot/Block 0021 / 0064 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					<p>2001-00-064-021-0-001-00 04/23/25</p> <p>FRONT OF HOUSE 4/30/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.61235202 -99.40811816 LAVERNE ORIG BLOCK 64 LOTS 21-22-23 BOOK 775 PAGE 395																																																																																																																									
Exemptions					Building Permits																																																																																																																				
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						<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																																																																																																	
Code	Type	Active	Maximum	Exemption																																																																																																																					
Number	Description	Opened	Closed	Amount																																																																																																																					
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>775/395</td> <td>BRYER, CODY &</td> <td>05/03/2023</td> <td>70,000</td> <td>Q</td> </tr> <tr> <td>700/441</td> <td>YARBOROUGH, DAN AND</td> <td>08/20/2014</td> <td>54,925</td> <td>21</td> </tr> <tr> <td>566/467</td> <td>HARRISON, JERALD L., ETUX</td> <td>07/16/2001</td> <td>58,000</td> <td>PQ</td> </tr> <tr> <td>545/128</td> <td>JENKINS, JAMES A., ETUX</td> <td>08/26/1999</td> <td>45,000</td> <td>PQ</td> </tr> <tr> <td>478/572</td> <td>EVA WHITAKER</td> <td>12/21/1992</td> <td>34,000</td> <td>PQ</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	775/395	BRYER, CODY &	05/03/2023	70,000	Q	700/441	YARBOROUGH, DAN AND	08/20/2014	54,925	21	566/467	HARRISON, JERALD L., ETUX	07/16/2001	58,000	PQ	545/128	JENKINS, JAMES A., ETUX	08/26/1999	45,000	PQ	478/572	EVA WHITAKER	12/21/1992	34,000	PQ																																																																								
Code	Type	Active	Maximum	Exemption																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
775/395	BRYER, CODY &	05/03/2023	70,000	Q																																																																																																																					
700/441	YARBOROUGH, DAN AND	08/20/2014	54,925	21																																																																																																																					
566/467	HARRISON, JERALD L., ETUX	07/16/2001	58,000	PQ																																																																																																																					
545/128	JENKINS, JAMES A., ETUX	08/26/1999	45,000	PQ																																																																																																																					
478/572	EVA WHITAKER	12/21/1992	34,000	PQ																																																																																																																					
Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>67.190</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2024</td> <td>Land Value 4,200</td> <td>4,200</td> <td>12%</td> <td>504</td> <td>Assessed</td> <td>8,513</td> <td>571.99</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements 66,744</td> <td>66,744</td> <td></td> <td>8,009</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 70,944</td> <td>70,944</td> <td></td> <td>8,513</td> <td>Total Taxable</td> <td>8,513</td> <td>572.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	Remove Cap	2024	Land Value 4,200	4,200	12%	504	Assessed	8,513	571.99	Year Frozen		Improvements 66,744	66,744		8,009	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 70,944	70,944		8,513	Total Taxable	8,513	572.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax																																																																																																																	
Remove Cap	2024	Land Value 4,200	4,200	12%	504	Assessed	8,513	571.99																																																																																																																	
Year Frozen		Improvements 66,744	66,744		8,009	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																																																																																																	
TIF Project ID	0	Total Value 70,944	70,944		8,513	Total Taxable	8,513	572.00																																																																																																																	
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>2025-300006179</td> <td>PEREZ XIRUM, MICAELA</td> <td>202</td> <td>70,944</td> <td>0</td> <td>8,513</td> <td>572.00</td> </tr> <tr> <td>2024</td> <td>2024-300006179</td> <td>PEREZ XIRUM, MICAELA</td> <td>202</td> <td>70,000</td> <td>0</td> <td>8,400</td> <td>559.00</td> </tr> <tr> <td>2023</td> <td>2023-300006179</td> <td>PEREZ XIRUM, MICAELA</td> <td>202</td> <td>84,942</td> <td>0</td> <td>9,572</td> <td>643.00</td> </tr> <tr> <td>2022</td> <td>2022-300006179</td> <td>BRYER, CODY &</td> <td>202</td> <td>77,908</td> <td>0</td> <td>9,117</td> <td>617.00</td> </tr> <tr> <td>2021</td> <td>2021-300006179</td> <td>BRYER, CODY &</td> <td>202</td> <td>72,355</td> <td>0</td> <td>8,683</td> <td>599.00</td> </tr> <tr> <td>2020</td> <td>2020-300006179</td> <td>BRYER, CODY &</td> <td>202</td> <td>70,955</td> <td>0</td> <td>8,412</td> <td>570.00</td> </tr> <tr> <td>2019</td> <td>2019-0006179</td> <td>BRYER, CODY &</td> <td>202</td> <td>70,955</td> <td></td> <td>8,011</td> <td>478.00</td> </tr> <tr> <td>2018</td> <td>2018-0006179</td> <td>BRYER, CODY &</td> <td>202</td> <td>76,641</td> <td></td> <td>7,630</td> <td>455.00</td> </tr> <tr> <td>2017</td> <td>2017-0006179</td> <td>BRYER, CODY &</td> <td>202</td> <td>73,357</td> <td></td> <td>7,267</td> <td>434.00</td> </tr> <tr> <td>2016</td> <td>2016-0006179</td> <td>BRYER, CODY &</td> <td>202</td> <td>73,357</td> <td></td> <td>6,921</td> <td>413.00</td> </tr> <tr> <td>2015</td> <td>2015-0006179</td> <td>BRYER, CODY &</td> <td>202</td> <td>54,925</td> <td></td> <td>6,591</td> <td>393.00</td> </tr> <tr> <td>2014</td> <td>2014-0006179</td> <td>BRYER, CODY &</td> <td>202</td> <td>77,787</td> <td></td> <td>7,553</td> <td>451.00</td> </tr> <tr> <td>2013</td> <td>2013-0006179</td> <td>YARBOROUGH, DAN AND</td> <td>202</td> <td>94,840</td> <td></td> <td>7,304</td> <td>436.00</td> </tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-300006179	PEREZ XIRUM, MICAELA	202	70,944	0	8,513	572.00	2024	2024-300006179	PEREZ XIRUM, MICAELA	202	70,000	0	8,400	559.00	2023	2023-300006179	PEREZ XIRUM, MICAELA	202	84,942	0	9,572	643.00	2022	2022-300006179	BRYER, CODY &	202	77,908	0	9,117	617.00	2021	2021-300006179	BRYER, CODY &	202	72,355	0	8,683	599.00	2020	2020-300006179	BRYER, CODY &	202	70,955	0	8,412	570.00	2019	2019-0006179	BRYER, CODY &	202	70,955		8,011	478.00	2018	2018-0006179	BRYER, CODY &	202	76,641		7,630	455.00	2017	2017-0006179	BRYER, CODY &	202	73,357		7,267	434.00	2016	2016-0006179	BRYER, CODY &	202	73,357		6,921	413.00	2015	2015-0006179	BRYER, CODY &	202	54,925		6,591	393.00	2014	2014-0006179	BRYER, CODY &	202	77,787		7,553	451.00	2013	2013-0006179	YARBOROUGH, DAN AND	202	94,840		7,304	436.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-300006179	PEREZ XIRUM, MICAELA	202	70,944	0	8,513	572.00																																																																																																																		
2024	2024-300006179	PEREZ XIRUM, MICAELA	202	70,000	0	8,400	559.00																																																																																																																		
2023	2023-300006179	PEREZ XIRUM, MICAELA	202	84,942	0	9,572	643.00																																																																																																																		
2022	2022-300006179	BRYER, CODY &	202	77,908	0	9,117	617.00																																																																																																																		
2021	2021-300006179	BRYER, CODY &	202	72,355	0	8,683	599.00																																																																																																																		
2020	2020-300006179	BRYER, CODY &	202	70,955	0	8,412	570.00																																																																																																																		
2019	2019-0006179	BRYER, CODY &	202	70,955		8,011	478.00																																																																																																																		
2018	2018-0006179	BRYER, CODY &	202	76,641		7,630	455.00																																																																																																																		
2017	2017-0006179	BRYER, CODY &	202	73,357		7,267	434.00																																																																																																																		
2016	2016-0006179	BRYER, CODY &	202	73,357		6,921	413.00																																																																																																																		
2015	2015-0006179	BRYER, CODY &	202	54,925		6,591	393.00																																																																																																																		
2014	2014-0006179	BRYER, CODY &	202	77,787		7,553	451.00																																																																																																																		
2013	2013-0006179	YARBOROUGH, DAN AND	202	94,840		7,304	436.00																																																																																																																		



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:18:22
 Page 2

Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	75 x 140	
Lot Count	0	
Units Buildable	4200	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,500.00 x .40 = 4,200	
Factor Value		
Adjustments		
Lot Value	4,200	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	2,166 / 2,166
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	594 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1960 / 66



FRONT OF HOUSE 4/30/2025

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	75.40	Total Misc Impr	+ 359
Roofing Adj	+ 3.35	Garage Cost	+ 13,349
Subfloor Adj	+ 0.92	Total RCN	= 213,218
Heat/Cool Adj	+ 9.78	Depreciation (70%)	- 149,253
Plumbing Adj	+ 2.67	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 63,965
Adj Base Cost	= 92.11	Lot Value	+ 4,200
Total Area	x 2,166	Indicated Value	= 68,165
Adjusted Cost	= 199,510	Value Per SqFt	31.47

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	63,965		
Lot Value	4,200		
Indicated Value	68,165	31.47	Per SqFt
Agland Value			
Site Improvements	1,140		
Total Value	69,305	32.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	5562	4x3	1960	12	9.25		111
PRCH	Porch	5563	4x3	1960	12	20.64		248



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

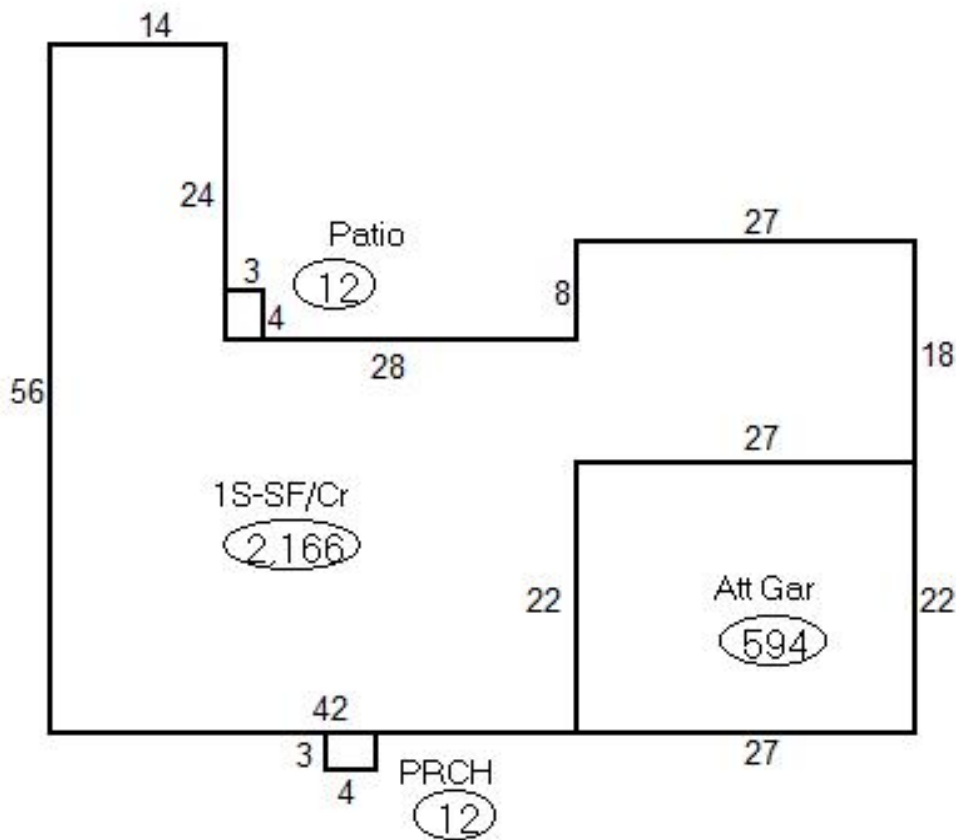
Date 02/06/2026

Time 07:18:22

Page 3

Sketch Image

300006179



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Patio	12	1.000	12
2	M	PRCH		20	PRCH	12	1.000	12
3	G	1		20	Att Gar	594	1.000	594
4	R	1	Crawl	20	1S-SF/Cr	2,166	1.000	2,166
Total Building Area						2,166		2,166



Harper


Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:18:22
Page 4

300006179

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Wood	28x14x0		Composition Shingle	392
	Qual 2	Cond 2	Year 1970	Eff Age 67		
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (14.54 x 392)	5,700	5,700	4,560	1,140