



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:18:30  
 Page 1

Assessment Data					Primary Image									
Account	300006189													
Parcel ID	2001-00-065-013-0-001-00													
Cadastral ID	2001-065-013-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	3											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	15236													
NUNEZ, OSCAR JAVIER														
P O BOX 250 LAVERNE OK 73848-0000														
Parcel Location														
Situs	00420 NW SECOND ST													
Subdivision	LAVERNE ORIG.													
Lot/Block	0013 / 0065	Parcel Size	2 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.71005437 -99.89452173														
LAVERNE ORIG BLOCK 65 LOTS 13-14														
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					
					684/105	WOODFIN, L. W.	10/05/2012	5,000	21					
					680/16	LEAGUE, JERRY L.	10/01/2004	3,500	21					
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	3,569	239.80					
Year Frozen		Improvements	30,221	26,945		3,233	Penalty	0						
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	0	0.00					
TIF Project ID	0	Total Value	33,021	29,745	3,569	Total Taxable	3,569	240.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300006189	NUNEZ, OSCAR JAVIER	202	33,021	0	3,399	228.00							
2024	2024-300006189	NUNEZ, OSCAR JAVIER	202	35,504	0	3,238	215.00							
2023	2023-300006189	NUNEZ, OSCAR JAVIER	202	32,292	0	3,084	207.00							
2022	2022-300006189	NUNEZ, OSCAR JAVIER	202	25,247	0	2,937	199.00							
2021	2021-300006189	NUNEZ, OSCAR JAVIER	202	25,393	0	2,797	193.00							
2020	2020-300006189	NUNEZ, OSCAR JAVIER	202	25,393	0	2,664	180.00							
2019	2019-0006189	NUNEZ, OSCAR JAVIER	202	25,393		2,537	151.00							
2018	2018-0006189	NUNEZ, OSCAR JAVIER	202	27,503		2,416	144.00							
2017	2017-0006189	NUNEZ, OSCAR JAVIER	202	26,420		2,301	137.00							
2016	2016-0006189	NUNEZ, OSCAR JAVIER	202	26,420		2,191	131.00							
2015	2015-0006189	NUNEZ, OSCAR JAVIER	202	29,196		2,087	125.00							
2014	2014-0006189	NUNEZ, OSCAR JAVIER	202	31,232		1,988	119.00							
2013	2013-0006189	NUNEZ, OSCAR JAVIER	202	40,078		1,894	113.00							



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:18:30  
 Page 2

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 4/24/2025

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Stucco
Base/Total Area	738 / 1,107
Style	100% 1 1/2 Story Finished
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	
Remodel	
Year/Eff Age	1930 / 115

### 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	71.88	Total Misc Impr	+ 5,852
Roofing Adj	+ 2.64	Garage Cost	+ 0
Subfloor Adj	+ 1.54	Total RCN	= 96,803
Heat/Cool Adj	+ 1.40	Depreciation ( 80%)	- 77,442
Plumbing Adj	+ 4.69	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 19,361
Adj Base Cost	= 82.16	Lot Value	+ 2,800
Total Area	x 1,107	Indicated Value	= 22,161
Adjusted Cost	= 90,951	Value Per SqFt	20.02

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	19,361		
Lot Value	2,800		
Indicated Value	22,161	20.02	Per SqFt
Agland Value			
Site Improvements			
Total Value	22,161	20.02	Total Value Per SqFt

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Slab Porch - Covered	5597	26x7	1930	182	31.20		5,678
PATO	Slab Porch - Open	5599	5x4	1930	20	8.72		174



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

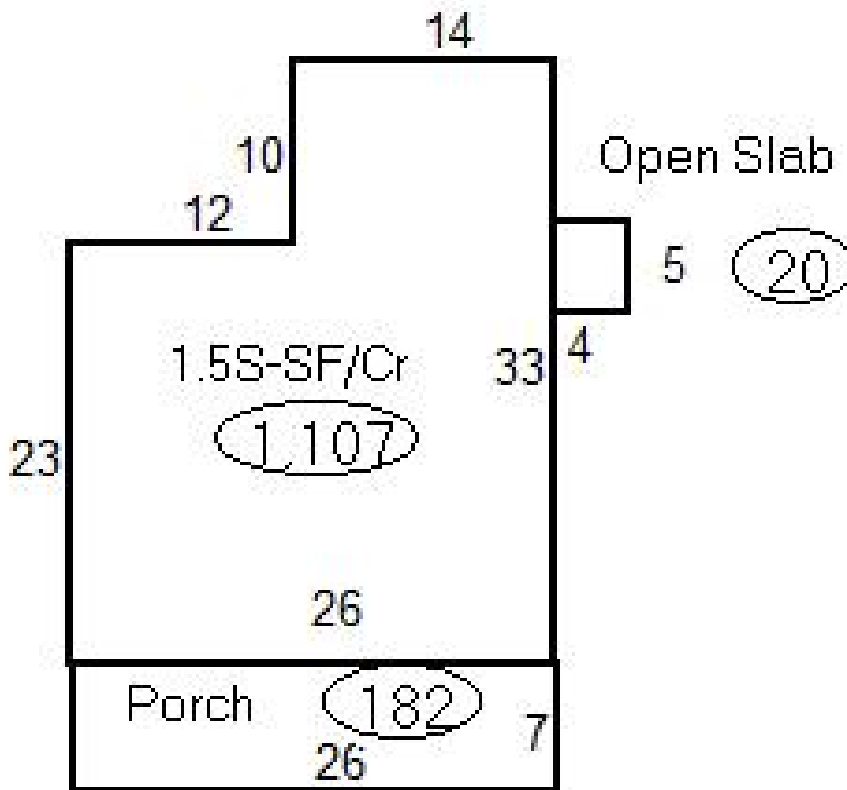
Date 02/06/2026

Time 07:18:30

Page 3

Sketch Image

300006189



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	182	1.000	182
2	R	5	Crawl	20	1.5S-SF/Cr	738	1.500	1,107
3	M	PATO		20	Open Slab	20	1.000	20
<b>Total Building Area</b>						738		1,107



# Harper


## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:18:30  
Page 4

300006189

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNV	Storage Shed / No Value	10x8x0			80
	Qual	3	Cond 1	Year	0	Eff Age
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (0.00 x 80)				