



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:18:31  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300006190 <b>Parcel ID</b> 2001-00-065-015-0-001-00 <b>Cadastral ID</b> 2001-065-015-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 3 <b>Tax Area</b> 202 - 1T-LAVERNE-C <b>Name ID</b> 15236 NUNEZ, OSCAR JAVIER  P O BOX 250 LAVERNE OK 73848-0000  <b>Parcel Location</b> <b>Situs</b> 00418 NW SECOND ST <b>Subdivision</b> LAVERNE ORIG. <b>Lot/Block</b> 0015 / 0065 <b>Parcel Size</b> 3 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 200100 - LAVERNE ORIG\MULTI <b>School District</b> 1-LAVERN - 1-LAVERNE																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.71005505 -99.89443679 LAVERNE ORIG BLOCK 65 LOTS 15-16-17																																																																																																																									
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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	75 x 140	
Lot Count		
Units Buildable	4200	
Non-Ag Acres		
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	3.7 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,044 / 1,044
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	
Remodel	
Year/Eff Age	1935 / 78

HOUSE	4/24/2025
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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	31,896		
Lot Value	4,200		
Indicated Value	36,096	34.57	Per SqFt
Agland Value			
Site Improvements	1,292		
Total Value	37,388	35.81	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	92.40	Total Misc Impr	+ 8,909
Roofing Adj	+ 4.38	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 118,132
Heat/Cool Adj	+ 1.73	Depreciation ( 73%)	- 86,236
Plumbing Adj	+ 6.11	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 31,896
Adj Base Cost	= 104.62	Lot Value	+ 4,200
Total Area	x 1,044	Indicated Value	= 36,096
Adjusted Cost	= 109,223	Value Per SqFt	34.57

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
CPAT	Carport - Attached	5602	22x11	1935	242	9.22		2,231
RSPC	Raised Slab Porch - Covered	5603	24x7	1935	168	39.75		6,678



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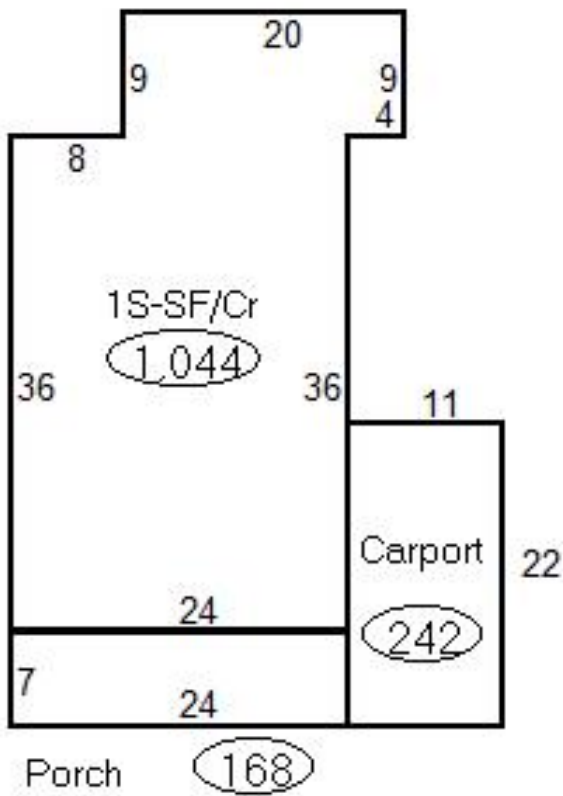
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Sketch Image

300006190



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,044	1.000	1,044
2	M	CPAT		20	Carport	242	1.000	242
3	M	RSPC		20	Porch	168	1.000	168
<b>Total Building Area</b>						<b>1,044</b>		<b>1,044</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PACN	Paving - Concrete Drive	50x10x0	Concrete		500	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (4.16 x 500)	2,080		2,080	1,664	416
	SHDS	Yard Shed - Wood	18x12x8	Base	Composition Shingle	216	
	Qual	3	Cond 2	Year 1935	Eff Age 109		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (20.27 x 216)	4,378		4,378	3,502	876