



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:18:32
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300006191 Parcel ID 2001-00-065-018-0-001-00 Cadastral ID 2001-065-018-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 15237 NUNEZ, OSCAR & JAQUELINE NUNES PO BOX 250 LAVERNE OK 73848-0000 Parcel Location Situs 00410 NW SECOND ST Subdivision LAVERNE ORIG. Lot/Block 0018 / 0065 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE																																																																																																																									
HOUSE										4/24/2025																																																																																																															
Legal Description Lat/Long: 36.70832105 -99.88288625 LAVERNE ORIG BLOCK 65 LOTS 18-19-20					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																																																																																																											
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Date 02/06/2026
 Time 07:18:32
 Page 2

Lot Data		Square-Foot - LAVERNE ORIGMULTI
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	



HOUSE 4/24/2025

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,911 / 1,911
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	3 / 1.0 /
Basement Area	
Garage Type	192 Built-In Garage
Remodel	
Year/Eff Age	1970 / 56

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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	84,465		
Lot Value	4,200		
Indicated Value	88,665	46.40	Per SqFt
Agland Value			
Site Improvements	2,665		
Total Value	91,330	47.79	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	86.21	Total Misc Impr	+ 1,355
Roofing Adj	+ 3.77	Garage Cost	+ 5,760
Subfloor Adj	+ 0.00	Total RCN	= 206,012
Heat/Cool Adj	+ 10.77	Depreciation (59%)	- 121,547
Plumbing Adj	+ 3.34	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 84,465
Adj Base Cost	= 104.08	Lot Value	+ 4,200
Total Area	x 1,911	Indicated Value	= 88,665
Adjusted Cost	= 198,897	Value Per SqFt	46.40

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	5604	5x3	1970	15	22.90		344
RSPC	Raised Slab Porch - Covered	5605	5x5	1970	25	40.43		1,011



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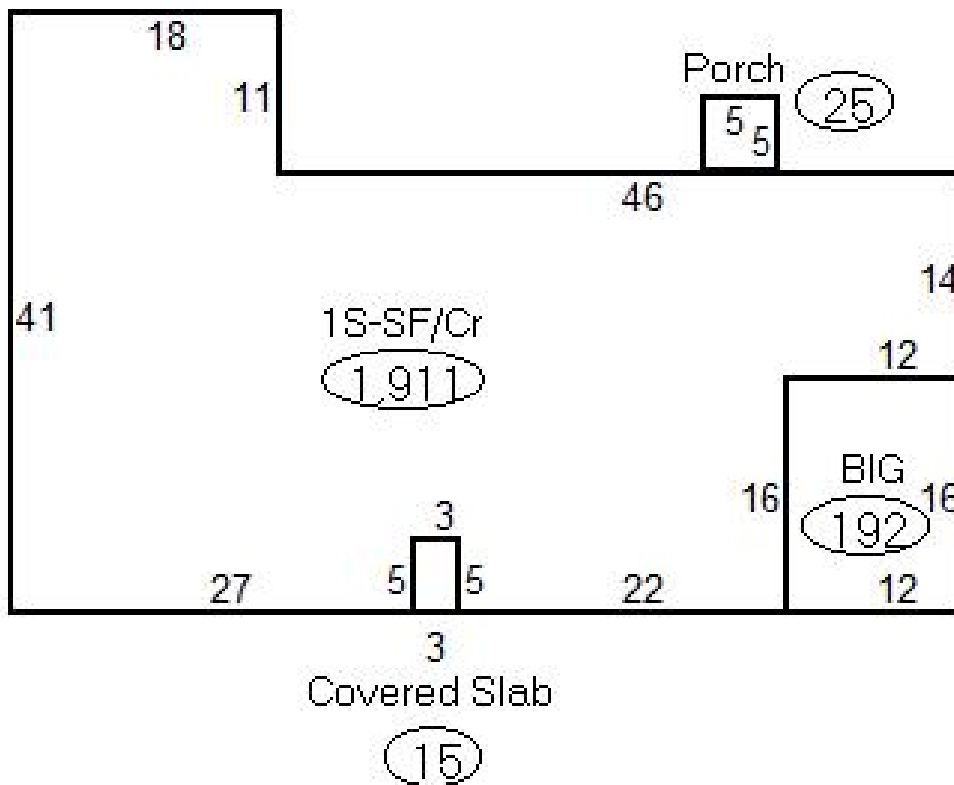
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 Time 07:18:32
 Page 3

Sketch Image

300006191



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	Covered Slab	15	1.000	15
2	M	RSPC		20	Porch	25	1.000	25
3	R	1	Crawl	20	1S-SF/Cr	1,911	1.000	1,911
4	G	8		20	BIG	192	1.000	192
Total Building Area						1,911		1,911



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Page 4

300006191

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PATO	Patio - Open	12x9x0			108
	Qual 3	Cond 3	Year 2010	Eff Age 16		
		Valuation Summary	Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
		Base Cost (9.72 x 108)	1,050		1,050	620
	SHDS	Shed, Wood	26x15x6	Dirt	Composition Roll	390
	Qual 3	Cond 3	Year 2000	Eff Age 26		
		Valuation Summary	Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
		Base Cost (13.91 x 390)	5,425		5,425	3,798
	ASC	Awing/Shelter/Carport Back Lot	18x15x6	Dirt	Galvanized Metal	270
	Qual 3	Cond 3	Year 2000	Eff Age 20		
		Valuation Summary	Modifier Total	RCN	Depr (79% Phys/ % Func)	RCNLD
		Base Cost (3.88 x 270)	1,048		1,048	828
	PACN	Paving - Concrete Drive	30x10x0	Concrete		300
	Qual 3	Cond 3	Year 1970	Eff Age 56		
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (4.19 x 300)	1,257		1,257	1,006
	PACN	Paving - Concrete Walks	24x4x0	Concrete		96
	Qual 3	Cond 3	Year 1970	Eff Age 56		
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (7.12 x 96)	684		684	547