



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
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Assessment Data					Primary Image									
Account	300006204				<p>HOUSE 4/24/2025</p>									
Parcel ID	2001-00-067-004-0-001-00													
Cadastral ID	2001-067-004-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	3											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	15247													
NEVAREZ, YESENIA														
P O BOX 1104 LAVERNE OK 73848-0000														
Parcel Location														
Situs	00209 NW THIRD ST													
Subdivision	LAVERNE ORIG.													
Lot/Block	0004 / 0067	Parcel Size	3 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.70591460 -99.89151050														
LAVERNE ORIG BLOCK 67 LOTS 4-5-6														
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														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					574/96	J & J PROPERTIES	05/16/2002	4,000	UV					
					497/18	MOOREHEAD, MABLE	06/27/1994	6,500	UV					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	4,200	4,186	12%	502	Assessed	6,731	452.26					
Year Frozen		Improvements	56,864	51,910		6,229	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-67.00					
TIF Project ID	0	Total Value	61,064	56,096		6,731	Total Taxable	5,731	385.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300006204	NEVAREZ, YESENIA	202	61,064	1000	5,536	372.00							
2024	2024-300006204	NEVAREZ, YESENIA	202	74,469	1000	5,345	355.00							
2023	2023-300006204	NEVAREZ, YESENIA	202	76,601	1000	5,160	347.00							
2022	2022-300006204	NEVAREZ, YESENIA	202	54,297	1000	4,981	337.00							
2021	2021-300006204	NEVAREZ, YESENIA	202	52,976	1000	4,664	322.00							
2020	2020-300006204	NEVAREZ, YESENIA	202	52,976	1000	4,499	305.00							
2019	2019-0006204	NEVAREZ, YESENIA	202	52,976		4,339	259.00							
2018	2018-0006204	NEVAREZ, YESENIA	202	57,344		4,184	250.00							
2017	2017-0006204	NEVAREZ, YESENIA	202	54,979		4,032	241.00							
2016	2016-0006204	NEVAREZ, YESENIA	202	54,979		3,886	232.00							
2015	2015-0006204	NEVAREZ, YESENIA	202	54,240		3,744	223.00							
2014	2014-0006204	NEVAREZ, YESENIA	202	58,149		3,606	215.00							
2013	2013-0006204	NEVAREZ, YESENIA	202	67,662		3,472	207.00							



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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 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Frame, Siding, Vinyl 50% Frame, Stucco
Base/Total Area	2,381 / 2,381
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	494 Built-In Garage 1 Stalls
Remodel	ROOF -
Year/Eff Age	1935 / 86

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	

Cost Approach		Manual :	
Base Cost	78.18	Total Misc Impr	+ 8,831
Roofing Adj	+ 4.34	Garage Cost	+ 11,472
Subfloor Adj	+ 0.00	Total RCN	= 230,688
Heat/Cool Adj	+ 1.73	Depreciation (80%)	- 184,550
Plumbing Adj	+ 4.11	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 46,138
Adj Base Cost	= 88.36	Lot Value	+ 4,200
Total Area	x 2,381	Indicated Value	= 50,338
Adjusted Cost	= 210,385	Value Per SqFt	21.14

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	46,138		
Lot Value	4,200		
Indicated Value	50,338	21.14	Per SqFt
Agland Value			
Site Improvements	2,130		
Total Value	52,468	22.04	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WDBS	Wood Burning Stove	0		1 2022	1	1,874.09		1,874
RSPC	Raised Slab Porch - Covered	8042	15x5	1935	75	40.19		3,014
WODO	Wood Deck - Open	8043	6x5	2022	30	26.10		783
PRCH	Porch	8044	14x10	1990	140	22.57		3,160



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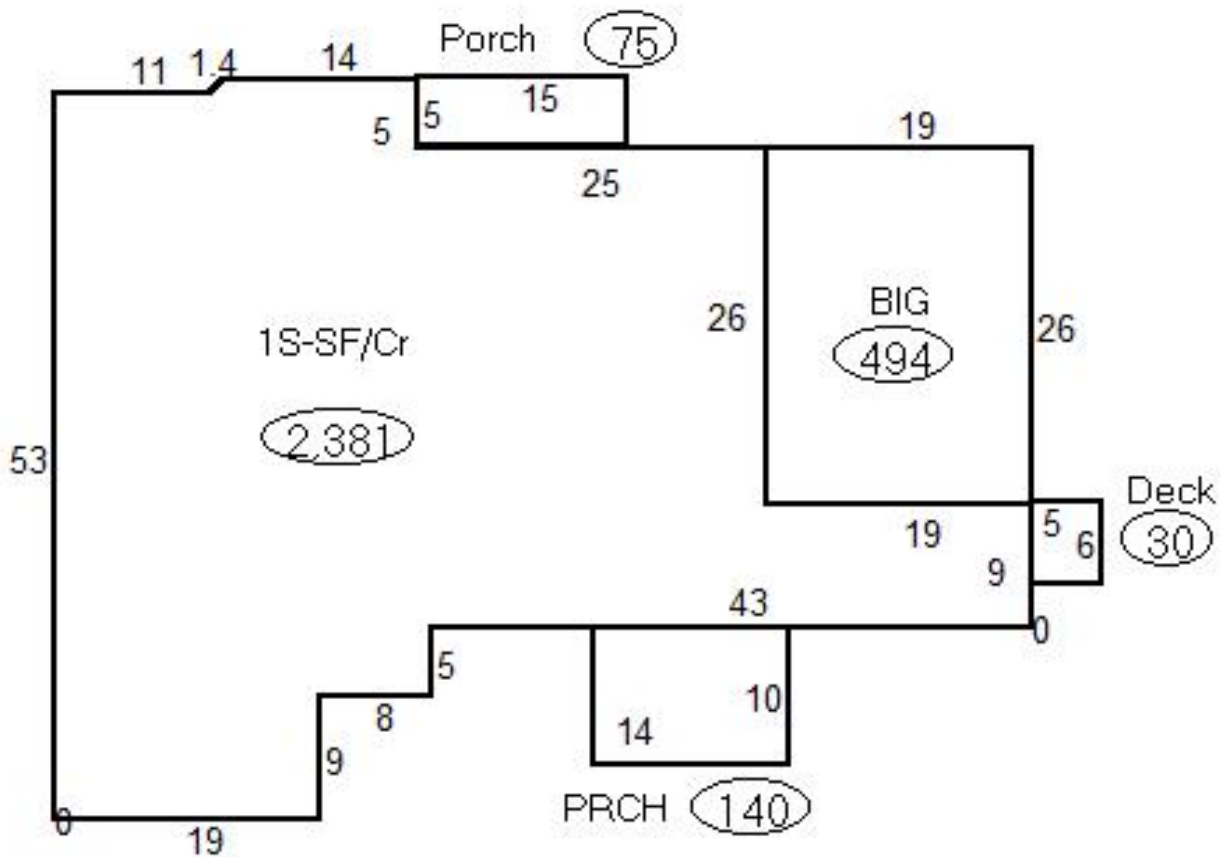
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Sketch Image

300006204



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	2,381	1.000	2,381
2	G	8		20	BIG	494	1.000	494
3	M	RSPC		20	Porch	75	1.000	75
4	M	WODO		20	Deck	30	1.000	30
5	M	PRCH		20	PRCH	140	1.000	140
Total Building Area						2,381		2,381



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete Walk	32x3x0	Concrete		96
	Qual	3	Cond 3	Year 2012	Eff Age 14	
	Valuation Summary		Modifier Total	RCN	Depr (77% Phys/ % Func)	
	Base Cost (7.12 x 96)		684	684	527	157
	SHDS	Yard Shed - Metal	17x8x8	Base	Galvanized Metal	136
	Qual	4	Cond 3	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	
	Base Cost (24.06 x 136)		3,272	3,272	2,290	982
	SHDS	Yard Shed - Metal	10x10x8	Base	Formed Metal	100
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	
	Base Cost (24.13 x 100)		2,413	2,413	1,689	724
	PACN	Paving - Concrete / HOUSE SIDEWALK	45x4x0	Concrete		180
	Qual	4	Cond 4	Year 1990	Eff Age 29	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	
	Base Cost (7.41 x 180)		1,334	1,334	1,067	267