



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:18:52
 Page 1

Assessment Data					Primary Image									
Account	300006213													
Parcel ID	2001-00-068-001-0-002-00													
Cadastral ID	2001-068-001-00-0-002-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	2											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	15254													
NUNEZ, CLEMENTE ARAGON														
P O BOX 235 LAVERNE OK 73848-0000														
Parcel Location														
Situs	00320 N BROADWAY													
Subdivision	LAVERNE ORIG.													
Lot/Block	0001 / 0068	Parcel Size	2 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.71206651 -99.89574617														
LAVARNE ORIG BLOCK 68 LOTS S2 OF 1 THRU 4														
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					
					582/318	LEADER MORTGAGE COMPANY	03/25/2003	10,500	U					
					544/455	COCHRAN, MAX. L. ETUX.	03/12/1999	16,000	Q					
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	3,944	265.00					
Year Frozen		Improvements	32,649	30,067		3,608	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	35,449	32,867		3,944	Total Taxable	3,944	265.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300006213	NUNEZ, CLEMENTE ARAGON	202	35,449	0	3,756	252.00							
2024	2024-300006213	NUNEZ, CLEMENTE ARAGON	202	38,527	0	3,577	238.00							
2023	2023-300006213	NUNEZ, CLEMENTE ARAGON	202	38,219	0	3,407	229.00							
2022	2022-300006213	NUNEZ, CLEMENTE ARAGON	202	30,022	0	3,245	220.00							
2021	2021-300006213	NUNEZ, CLEMENTE ARAGON	202	30,148	0	3,090	213.00							
2020	2020-300006213	NUNEZ, CLEMENTE ARAGON	202	23,244	0	2,789	189.00							
2019	2019-0006213	NUNEZ, CLEMENTE ARAGON	202	23,244		2,789	166.00							
2018	2018-0006213	NUNEZ, CLEMENTE ARAGON	202	24,857		2,983	178.00							
2017	2017-0006213	NUNEZ, CLEMENTE ARAGON	202	24,080		2,890	172.00							
2016	2016-0006213	NUNEZ, CLEMENTE ARAGON	202	20,268		2,432	145.00							
2015	2015-0006213	NUNEZ, CLEMENTE ARAGON	202	20,036		2,404	143.00							
2014	2014-0006213	NUNEZ, CLEMENTE ARAGON	202	21,329		2,493	149.00							
2013	2013-0006213	NUNEZ, CLEMENTE ARAGON	202	31,392		2,375	142.00							



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:18:52
 Page 2

Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	100 x 70	
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	

Residential Data	
Type	1 Single Family Residence
Condition	3.4 - Average
Quality	3.4 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	936 / 936
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	8 Metal, Formed Seams
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 79

HOUSE	2/1/2024
-------	----------

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	100.77	Total Misc Impr	+ 8,166
Roofing Adj	+ 6.19	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 117,191
Heat/Cool Adj	+ 1.93	Depreciation (76%)	- 89,065
Plumbing Adj	+ 7.60	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 28,126
Adj Base Cost	= 116.48	Lot Value	+ 2,800
Total Area	x 936	Indicated Value	= 30,926
Adjusted Cost	= 109,025	Value Per SqFt	33.04

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	28,126		
Lot Value	2,800		
Indicated Value	30,926	33.04	Per SqFt
Agland Value			
Site Improvements	4,480		
Total Value	35,406	37.83	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	5675	20x8		160	24.24		3,878
PATC	Patio - Covered	7945	24x12	2020	288	14.89		4,288



Harper

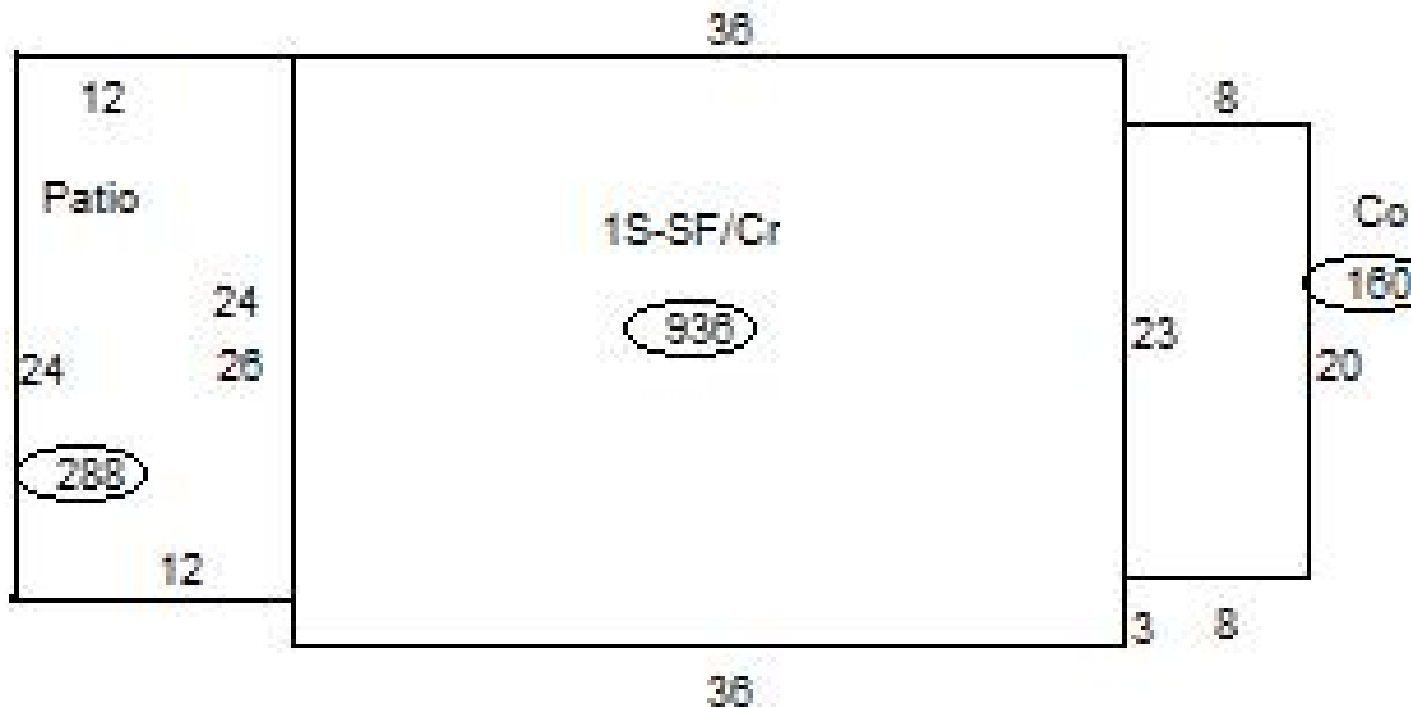
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:18:52
 Page 3

Sketch Image

300006213



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	Covered Slab	160	1.000	160
2	R	1	Crawl	20	1S-SF/Cr	936	1.000	936
3	M	PATC		20	Patio	288	1.000	288
Total Building Area						936		936



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:18:52
Page 4

300006213

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	20x10x8		Formed Metal	200
	Qual	3	Cond 3	Year 2016	Eff Age 10	
	Valuation Summary		Modifier Total	RCN	Depr (47% Phys/ 0% Func)	RCNLD
	Base Cost (8.04 x 200)	1,608		1,608	756	852
	PACN	Concrete Paving Fr House	57x9x0			513
	Qual	3	Cond 3	Year 2014	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD
	Base Cost (4.16 x 513)	2,134		2,134	1,472	662
	PACN	Paving - Concrete Drive	28x16x0			448
	Qual	3	Cond 3	Year 2014	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD
	Base Cost (4.17 x 448)	1,868		1,868	1,289	579
	SHDS	Shed - Small	28x10x8		Formed Metal	280
	Qual	3	Cond 3	Year 1990	Eff Age 36	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ 0% Func)	RCNLD
	Base Cost (19.06 x 280)	5,337		5,337	4,270	1,067
	SHDS	Yard Shed - Wood	16x16x8		Galvanized Metal	256
	Qual	3	Cond 3	Year 1990	Eff Age 36	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ 0% Func)	RCNLD
	Base Cost (19.39 x 256)	4,964		4,964	3,971	993
	ASC	Awning/Shelter/Carport	20x20x0		Formed Metal	400
	Qual	3	Cond 3	Year 1990	Eff Age 27	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ 0% Func)	RCNLD
	Base Cost (4.09 x 400)	1,636		1,636	1,309	327