



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																								
Account	300006247																												
Parcel ID	2001-00-075-023-0-002-00																												
Cadastral ID	2001-075-023-00-0-002-00																												
Property Type	REAL - Real Property																												
Property Class	UR	VI Area	2																										
Tax Area	202 - 1T-LAVERNE-C																												
Name ID	25551																												
AVENDANO, JOSE ELIAS JUAN																													
P O BOX 1325 BEAVER OK 73832-																													
Parcel Location																													
Situs	00416 N BROADWAY																												
Subdivision	LAVERNE ORIG.																												
Lot/Block	0023 / 0075	Parcel Size	2 - Lots																										
Sec/Twn/Rng	/ / /																												
Neighborhood	200100 - LAVERNE ORIG\MULTI																												
School District	1-LAVERN - 1-LAVERNE																												
HOUSE 12/2/2024																													
Legal Description Lat/Long: 36.70688156 -99.89156896																													
LAWERNE ORIG BLOCK 75 LOTS N 60' OF E2 OF 22; N 60' OF 23-24 BOOK 781 PAGE 808 QCD																													
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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <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																				
					781/808	PEREZ, MARIA CIPRIAN AND	05/15/2024	24,500	MQ																				
					734/533	PEREZ, MARIA CIPRIAN AND	04/04/2018	3,300	11																				
					613/492	ISLAS, JAVIER AVILA	03/29/2006	7,000	U																				
					572/287	WITCHEY, FLOYD G.	09/28/2001	5,000	U																				
					528/833	NIELSEN, JONATHAN J., ETUX	09/26/1997	8,000	U																				
Parcel Valuation																													
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax																					
Remove Cap	2025	Land Value	1,500	1,500	12%	180	Assessed	3,144	211.25																				
Year Frozen		Improvements	24,700	24,700		2,964	Penalty	0																					
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00																				
TIF Project ID	0	Total Value	26,200	26,200		3,144	Total Taxable	3,144	211.00																				
Assessment History																													
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																						
2025	2025-300006247	AVENDANO, JOSE ELIAS JUAN	202	26,200	0	3,144	211.00																						
2024	2024-300006247	AVENDANO, JOSE ELIAS JUAN	202	25,657	0	1,806	120.00																						
2023	2023-300006247	PEREZ, MARIA CIPRIAN AND	202	22,275	0	1,721	116.00																						
2022	2022-300006247	PEREZ, MARIA CIPRIAN AND	202	18,594	0	1,638	111.00																						
2021	2021-300006247	PEREZ, MARIA CIPRIAN AND	202	18,997	0	1,561	108.00																						
2020	2020-300006247	PEREZ, MARIA CIPRIAN AND	202	18,762	0	1,486	101.00																						
2019	2019-0006247	PEREZ, MARIA CIPRIAN AND	202	11,797		1,416	85.00																						
2018	2018-0006247	PEREZ, MARIA CIPRIAN AND	202	20,305		1,698	101.00																						
2017	2017-0006247	VEGA, CARLOS RAMIREZ	202	19,471		1,617	97.00																						
2016	2016-0006247	VEGA, CARLOS RAMIREZ	202	18,691		1,540	92.00																						
2015	2015-0006247	VEGA, CARLOS RAMIREZ	202	18,445		1,467	88.00																						
2014	2014-0006247	VEGA, CARLOS RAMIREZ	202	19,762		1,396	83.00																						
2013	2013-0006247	VEGA, CARLOS RAMIREZ	202	28,586		1,331	79.00																						



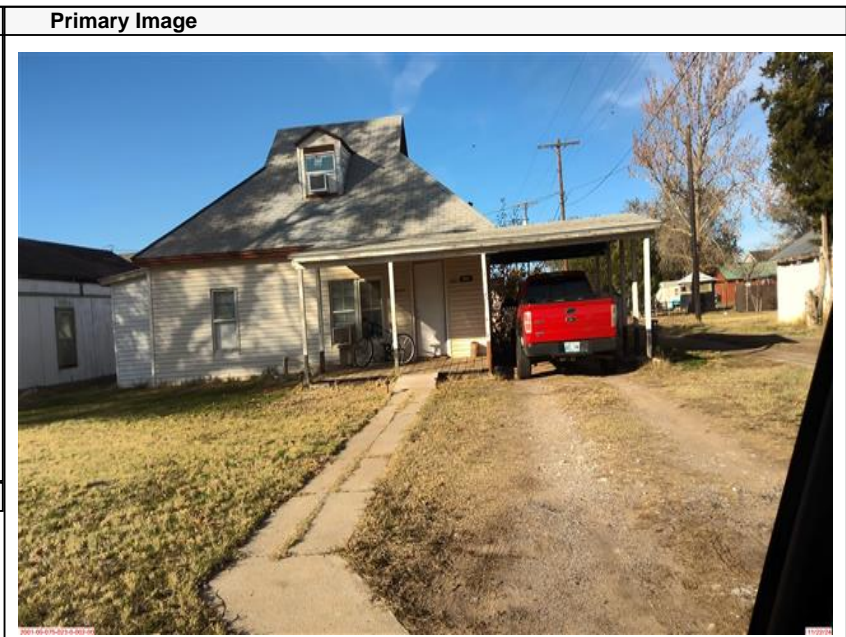
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Lot Data		Square-Foot - LAVERNE ORIGMULTI	
Lot Size	0	0	
Lot Count			
Units Buildable	1500		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	3,750.00 x .40 = 1,500		
Factor Value			
Adjustments			
Lot Value	1,500		



HOUSE 12/2/2024

Residential Data	
Type	1 Single Family Residence
Condition	3.25 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	780 / 1,170
Style	100% 1 1/2 Story Finished
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	216 Carport - Gable Roof
Remodel	
Year/Eff Age	1940 / 82

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	80.97	Total Misc Impr	+ 4,421
Roofing Adj	+ 3.19	Garage Cost	+ 1,811
Subfloor Adj	+ 0.00	Total RCN	= 113,088
Heat/Cool Adj	+ 1.73	Depreciation (78%)	- 88,208
Plumbing Adj	+ 5.45	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 24,880
Adj Base Cost	= 91.33	Lot Value	+ 1,500
Total Area	x 1,170	Indicated Value	= 26,380
Adjusted Cost	= 106,856	Value Per SqFt	22.55

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	24,880		
Lot Value	1,500		
Indicated Value	26,380	22.55	Per SqFt
Agland Value			
Site Improvements			
Total Value	26,380	22.55	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	Slab Porch - Open	5763	14x8	1940	112	39.47		4,421



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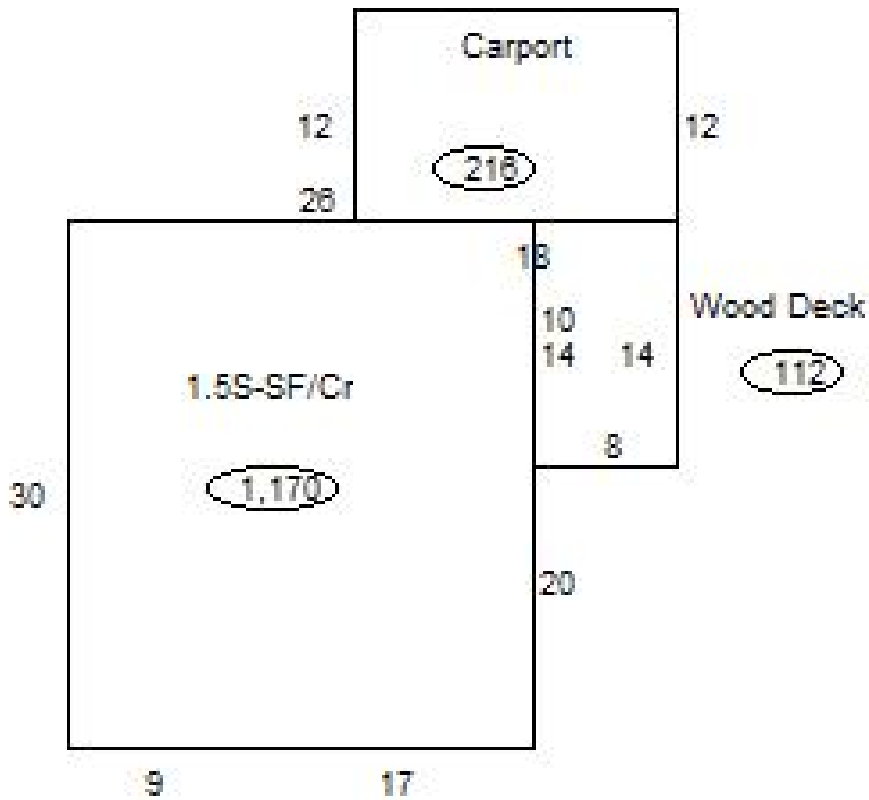
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Sketch Image

300006247



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	20	1.5S-SF/Cr	780	1.500	1,170
2	G	3		20	Carport	216	1.000	216
3	M	WODC		20	Wood Deck	112	1.000	112
Total Building Area						780		1,170