



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	300006284				No Image On File									
Parcel ID	2001-00-079-017-0-001-00													
Cadastral ID	2001-079-017-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	3											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	15310													
LUJAN, BETUEL, ETUX														
522 NW 3RD ST LAVERNE OK 73848-0000														
Parcel Location														
Situs	00522 NW THIRD ST													
Subdivision	LAVERNE ORIG.													
Lot/Block	0017 / 0079	Parcel Size	2 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.71005983 -99.89355191														
Building Permits														
LAVERNE ORIG BLOCK 79 LOTS E 8 1/2'OF 17; ALL 18-19														
<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					
H	Homestead	Yes	1,000	1,000	481/717	MARLA L. GEBHARDT / LUJAN, BETUEL, ETUX	12/07/1990	7,000	U					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	3,276	3,276	12%	393	Assessed	7,395	496.87					
Year Frozen		Improvements	75,977	58,348		7,002	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-67.00					
TIF Project ID	0	Total Value	79,253	61,624		7,395	Total Taxable	6,395	430.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300006284	LUJAN, BETUEL, ETUX	202	79,253	1000	6,179	415.00							
2024	2024-300006284	LUJAN, BETUEL, ETUX	202	82,340	1000	5,971	397.00							
2023	2023-300006284	LUJAN, BETUEL, ETUX	202	67,688	1000	5,767	387.00							
2022	2022-300006284	LUJAN, BETUEL, ETUX	202	58,515	1000	5,570	377.00							
2021	2021-300006284	LUJAN, BETUEL, ETUX	202	55,779	1000	5,283	365.00							
2020	2020-300006284	LUJAN, BETUEL, ETUX	202	55,779	1000	5,100	345.00							
2019	2019-0006284	LUJAN, BETUEL, ETUX	202	55,779		4,922	294.00							
2018	2018-0006284	LUJAN, BETUEL, ETUX	202	58,828		4,750	283.00							
2017	2017-0006284	LUJAN, BETUEL, ETUX	202	57,204		4,583	274.00							
2016	2016-0006284	LUJAN, BETUEL, ETUX	202	57,444		4,420	264.00							
2015	2015-0006284	LUJAN, BETUEL, ETUX	202	42,011		2,430	145.00							
2014	2014-0006284	LUJAN, BETUEL, ETUX	202	44,598		2,330	139.00							
2013	2013-0006284	LUJAN, BETUEL, ETUX	202	40,042		1,604	96.00							



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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	58.5 x 140	
Lot Count		
Units Buildable	3276	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	8,190.00 x .40 = 3,276	
Factor Value		
Adjustments		
Lot Value	3,276	

Residential Data	
Type	1 Single Family Residence
Condition	3.25 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	896 / 896
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	403 Built-In Garage
Remodel	PARTIAL -
Year/Eff Age	1945 / 60

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	95.68	Total Misc Impr	+ 13,804
Roofing Adj	+ 4.56	Garage Cost	+ 9,924
Subfloor Adj	+ 0.00	Total RCN	= 121,473
Heat/Cool Adj	+ 1.73	Depreciation (62%)	- 75,313
Plumbing Adj	+ 7.11	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 46,160
Adj Base Cost	= 109.09	Lot Value	+ 3,276
Total Area	x 896	Indicated Value	= 49,436
Adjusted Cost	= 97,745	Value Per SqFt	55.17

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	46,160		
Lot Value	3,276		
Indicated Value	49,436	55.17	Per SqFt
Agland Value			
Site Improvements	27,359		
Total Value	76,795	85.71	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	5883	21x8	2005	168	16.17		2,717
GRAT	Garage - Attached	5886	27x14	2008	378	29.33		11,087



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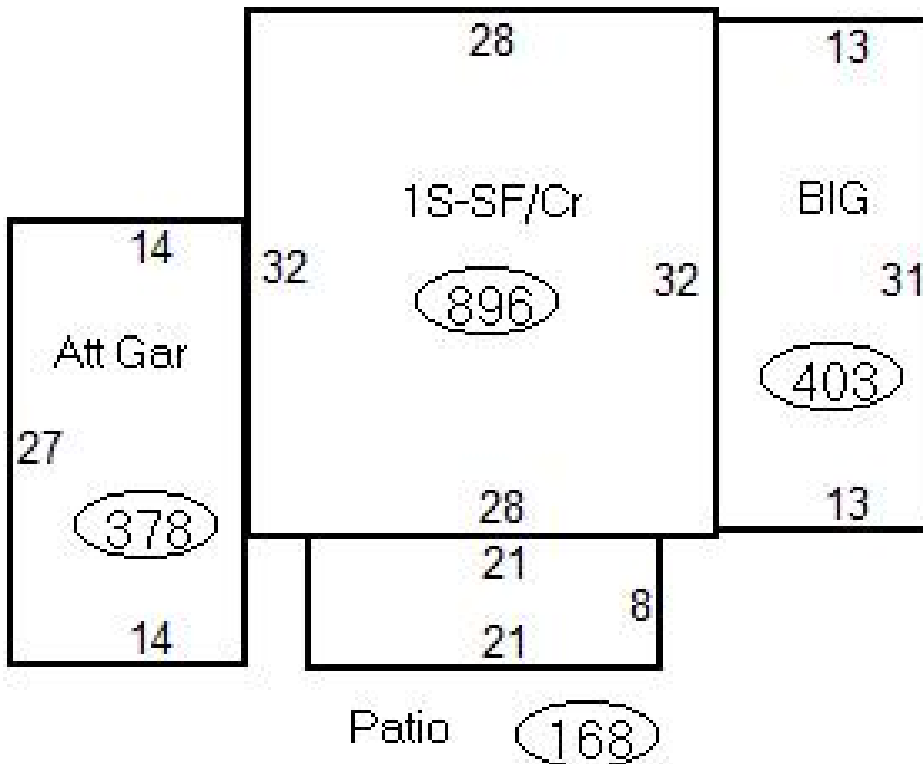
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATC		20	Patio	168	1.000	168
2	R	1	Crawl	20	1S-SF/Cr	896	1.000	896
3	G	8		20	BIG	403	1.000	403
4	G	1		20	Att Gar	378	1.000	378
Total Building Area						896		896



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete Center of Drives	14x18x0	Concrete		252
	Qual	3 Cond 3	Year 2022	Eff Age 4		
	Valuation Summary		Modifier Total	RCN	Depr (21% Phys/ % Func)	RCNLD
	Base Cost (4.88 x 252)		1,230		1,230	258
	UTIL	Utility Building	32x32x12	Concrete	Formed Metal	1,024
	Qual	2.75 Cond 2.75	Year 2016	Eff Age 11		
	Valuation Summary		Modifier Total	RCN	Depr (22% Phys/ % Func)	RCNLD
	Base Cost (27.13 x 1,024)		27,781		27,781	6,112
	PACN	Paving - Concrete / DRIVEWAY	30x24x0	Concrete		720
	Qual	3 Cond 3	Year 2012	Eff Age 14		
	Valuation Summary		Modifier Total	RCN	Depr (77% Phys/ % Func)	RCNLD
	Base Cost (4.12 x 720)		2,966		2,966	2,284
	SHDS	Yard Shed - Metal White	14x12x6	Base	Formed Metal	168
	Qual	3 Cond 3	Year 2012	Eff Age 14		
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
	Base Cost (21.51 x 168)		3,614		3,614	1,771
	PACN	Paving - Concrete BACK YARD	18x18x0	Concrete		324
	Qual	3 Cond 3	Year 2003	Eff Age 23		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.19 x 324)		1,358		1,358	1,086
	SHDS	Shed - Small Alley West	18x16x10	Concrete	Formed Metal	288
	Qual	3 Cond 3	Year 2003	Eff Age 23		
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
	Base Cost (19.06 x 288)		5,489		5,489	3,568