




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:23:23  
 Page 1

Assessment Data					Primary Image				
Account	300006517				 <p>FRONT OF HOUSE 4/30/2025</p>				
Parcel ID	2142-00-001-005-0-001-00								
Cadastral ID	2142-001-005-00-0-001-00								
Property Type	REAL - Real Property								
Property Class	UR	VI Area	3						
Tax Area	202 - 1T-LAVERNE-C								
Name ID	15461								
CHAVEZ, JULIAN SOSA									
P.O. BOX 502 LAVERNE OK 73848-0000									
Parcel Location									
Situs	00818 W JANE JAYROE BLVD								
Subdivision	SHUMAN'S 2ND ADDN								
Lot/Block	0005 / 0001	Parcel Size	1 - Lots						
Sec/Twn/Rng	/ / /								
Neighborhood	200200 - SHUMANS\PARKWEID								
School District	1-LAVERNE - 1-LAVERNE								
Legal Description	Lat/Long: 36.70937956 -99.89803424				Building Permits				
SHUMANS 2ND ADD. BLOCK 1 LOT 5					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					706/381	DREW, CASEY &	03/03/2015	62,000	21
					613/386	MOORE, ROY LEE	05/03/2006	45,000	PQ
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	
Remove Cap		Land Value	4,592	4,592	12%	551	Assessed	8,415	565.40
Year Frozen		Improvements	65,541	65,541		7,864	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	70,133	70,133		8,415	Total Taxable	8,415	565.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300006517	CHAVEZ, JULIAN SOSA	202	70,133	0	8,415	565.00		
2024	2024-300006517	CHAVEZ, JULIAN SOSA	202	75,944	0	8,333	554.00		
2023	2023-300006517	CHAVEZ, JULIAN SOSA	202	69,075	0	7,936	533.00		
2022	2022-300006517	CHAVEZ, JULIAN SOSA	202	64,202	0	7,558	512.00		
2021	2021-300006517	CHAVEZ, JULIAN SOSA	202	59,985	0	7,198	497.00		
2020	2020-300006517	CHAVEZ, JULIAN SOSA	202	59,985	0	7,198	488.00		
2019	2019-0006517	CHAVEZ, JULIAN SOSA	202	61,289		7,355	439.00		
2018	2018-0006517	CHAVEZ, JULIAN SOSA	202	61,289		7,355	439.00		
2017	2017-0006517	CHAVEZ, JULIAN SOSA	202	62,000		7,440	444.00		
2016	2016-0006517	CHAVEZ, JULIAN SOSA	202	62,000		7,440	444.00		
2015	2015-0006517	CHAVEZ, JULIAN SOSA	202	56,192		6,743	402.00		
2014	2014-0006517	DREW, CASEY &	202	56,192		6,563	392.00		
2013	2013-0006517	DREW, CASEY &	202	64,266		6,252	373.00		



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:23:24  
 Page 2

Lot Data	Square-Foot - SHUMANS\PARK\WEID	Primary Image
Lot Size	65 x 157	
Lot Count		
Units Buildable	4592	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,205.00 x .45 = 4,592	
Factor Value		
Adjustments		
Lot Value	4,592	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	88% Frame, Siding, Wood 12% Veneer, Masonry
Base/Total Area	1,443 / 1,443
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	2 / 1.0 /
Basement Area	
Garage Type	408 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1959 / 67

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	85.50	Total Misc Impr	+ 3,820
Roofing Adj	+ 4.00	Garage Cost	+ 11,733
Subfloor Adj	+ 0.00	Total RCN	= 166,621
Heat/Cool Adj	+ 10.77	Depreciation ( 68%)	- 113,302
Plumbing Adj	+ 4.42	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 53,319
Adj Base Cost	= 104.69	Lot Value	+ 4,592
Total Area	x 1,443	Indicated Value	= 57,911
Adjusted Cost	= 151,068	Value Per SqFt	40.13

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	53,319	
Lot Value	4,592	
Indicated Value	57,911	40.13 Per SqFt
Agland Value		
Site Improvements	11,012	
Total Value	68,923	47.76 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	6501	8x5	1959	40	22.83		913
PATO	Patio - Open	8008	396	2003	396	7.34		2,907



Harper

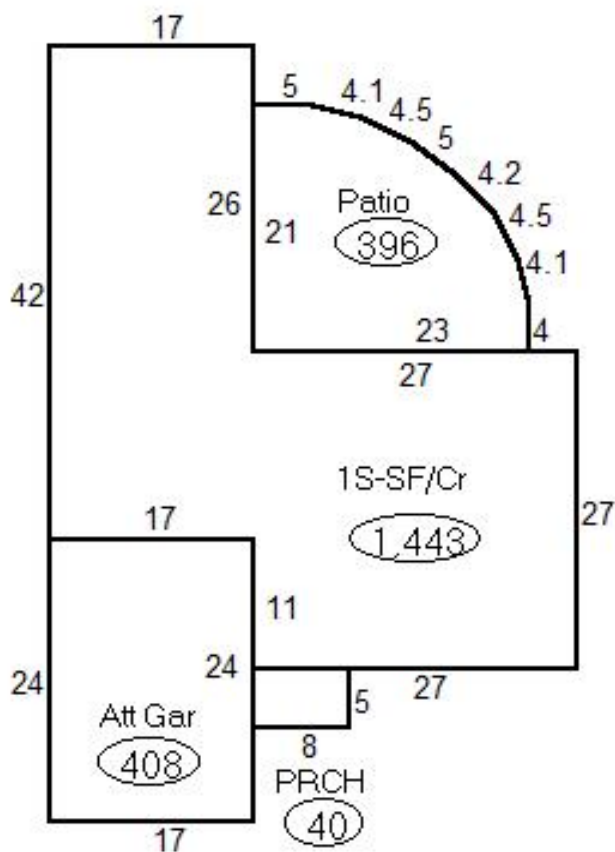
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:23:24  
 Page 3

Sketch Image

300006517



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,443	1.000	1,443
2	G	1		20	Att Gar	408	1.000	408
3	M	PRCH		20	PRCH	40	1.000	40
4	M	PATO		20	Patio	396	1.000	396
<b>Total Building Area</b>						<b>1,443</b>		<b>1,443</b>



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:23:24  
Page 4

300006517

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building White	28x35x10		Formed Metal	980
	Qual	3	Cond 4	Year 1980	Eff Age 37	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (28.58 x 980)		28,008	28,008	22,406	5,602
	PACN	Paving - Concrete Drive	44x12x0			528
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.16 x 528)		2,196	2,196	1,757	439
	GRDT	Garage - Detached Green	30x25x10	Base	Galvanized Metal	750
	Qual	3	Cond 3	Year 1959	Eff Age 67	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (33.14 x 750)		24,855	24,855	19,884	4,971