



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:23:29
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Assessment Data					Primary Image									
Account	300006523				<p>FRONT OF HOUSE 4/30/2025</p>									
Parcel ID	2142-00-001-011-0-001-00													
Cadastral ID	2142-001-011-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	3											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	24957													
MORALES, MANUEL SUAR														
PO BOX 213 LAVERNE OK 73848-														
Parcel Location														
Situs	00813 KLINGER													
Subdivision	SHUMAN'S 2ND ADDN													
Lot/Block	0011 / 0001	Parcel Size	1 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200200 - SHUMANS\PARKWEID													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.70784802 -99.90083262														
SHUMAN'S 2ND ADD BLOCK 1 LOT 11 BOOK 765 PAGE 316 (WD)														
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														
Bk/Pg	Grantor	Date	Price	Code										
765/316	WELLS, GRETCHEN	12/31/2021	0	PQ										
662/470	BENEFICIAL OKLAHOMA INC.	08/02/2010	32,000	21										
616/793	BECK, STEVEN R, & ETUX	09/06/2006	50,000	Q										
527/304	HENNIGH, KYLE, R. ETUX	08/01/1997	32,000	PQ										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap	2023	Land Value	3,949	3,949	12%	474	Assessed	8,180 549.61						
Year Frozen		Improvements	64,215	64,215		7,706	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00						
TIF Project ID	0	Total Value	68,164	68,164		8,180	Total Taxable	8,180 550.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300006523	MORALES, MANUEL SUAR	202	68,164	0	8,180	550.00							
2024	2024-300006523	MORALES, MANUEL SUAR	202	68,654	0	8,115	540.00							
2023	2023-300006523	MORALES, MANUEL SUAR	202	64,400	0	7,728	519.00							
2022	2022-300006523	MORALES, MANUEL SUAR	202	58,128	1000	4,644	314.00							
2021	2021-300006523	WELLS, GRETCHEN	202	56,380	1000	4,480	309.00							
2020	2020-300006523	WELLS, GRETCHEN	202	56,380	1000	4,320	293.00							
2019	2019-0006523	WELLS, GRETCHEN	202	56,380		4,165	249.00							
2018	2018-0006523	WELLS, GRETCHEN	202	56,380		4,015	240.00							
2017	2017-0006523	WELLS, GRETCHEN	202	53,636		3,868	231.00							
2016	2016-0006523	WELLS, GRETCHEN	202	53,636		3,727	222.00							
2015	2015-0006523	WELLS, GRETCHEN	202	55,064		3,589	214.00							
2014	2014-0006523	WELLS, GRETCHEN	202	55,064		3,456	206.00							
2013	2013-0006523	WELLS, GRETCHEN	202	64,034		3,326	198.00							



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Lot Data		Square-Foot - SHUMANS\PARK\WEID	
Lot Size	65	x	135
Lot Count			
Units Buildable	3949		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	8,775.00 x .45 = 3,949		
Factor Value			
Adjustments			
Lot Value	3,949		



FRONT OF HOUSE 4/30/2025

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	1,747 / 1,747
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,747
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	200 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1958 / 65

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	80.58	Total Misc Impr	+ 1,818
Roofing Adj	+ 4.50	Garage Cost	+ 7,031
Subfloor Adj	+ -1.86	Total RCN	= 182,833
Heat/Cool Adj	+ 10.77	Depreciation (66%)	- 120,670
Plumbing Adj	+ 5.61	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 62,163
Adj Base Cost	= 99.59	Lot Value	+ 3,949
Total Area	x 1,747	Indicated Value	= 66,112
Adjusted Cost	= 173,984	Value Per SqFt	37.84

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	62,163		
Lot Value	3,949		
Indicated Value	66,112	37.84	Per SqFt
Agland Value			
Site Improvements	1,200		
Total Value	67,312	38.53	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	Slab Porch - Covered	6531	16x5		80	22.73	1,818



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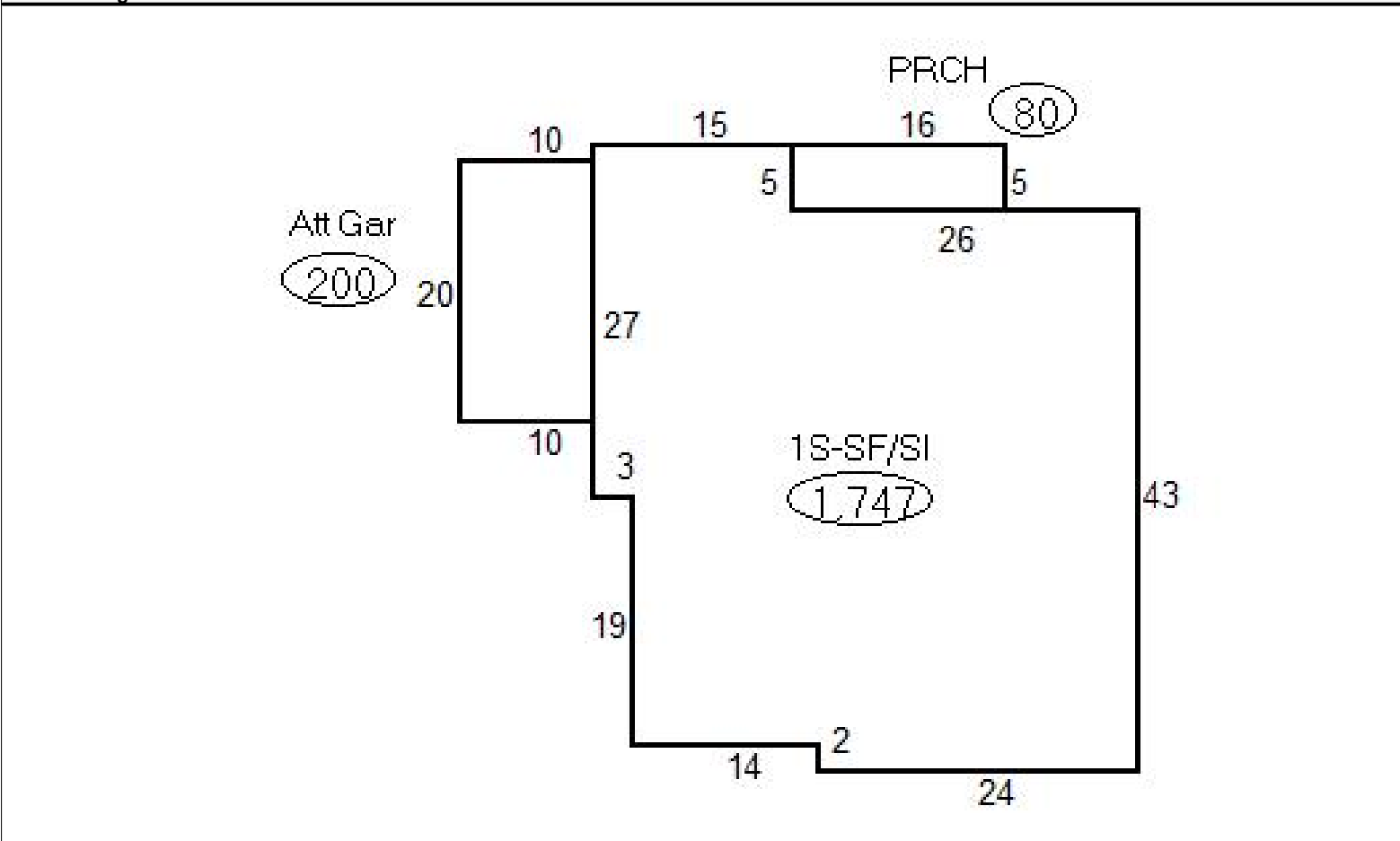
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,747	1.000	1,747
2	M	PRCH		20	PRCH	80	1.000	80
3	G	1		20	Att Gar	200	1.000	200
Total Building Area						1,747		1,747



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Storage	16x8x8		Galvanized Metal	128	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ 0% Func)	RCNLD	
	Base Cost (21.16 x 128)		2,708		2,708	2,166	542
	PACN	Paving - Concrete DRIVEWAY	40x20x0			800	
	Qual	3	Cond 3	Year 1958	Eff Age 68		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (4.11 x 800)		3,288		3,288	2,630	658