



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
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Assessment Data					Primary Image																																																																																																																				
Account 300006531 Parcel ID 2142-00-002-005-0-001-00 Cadastral ID 2142-002-005-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 15475 JUAREZ, CLAUDIO P O BOX 964 LAVERNE OK 73848-0000 Parcel Location Situs 00818 KLINGER Subdivision SHUMAN'S 2ND ADDN Lot/Block 0005 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 200200 - SHUMANS\PARKWEID School District 1-LAVERN - 1-LAVERNE					<p>FRONT OF HOUSE 4/30/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.70785724 -99.89934755 SHUMAN'S 2ND ADD. BLOCK 2 LOT 5																																																																																																																									
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Lot Data	Square-Foot - SHUMANS\PARK\WEID	Primary Image
Lot Size	65 x 155	
Lot Count		
Units Buildable	4534	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,075.00 x .45 = 4,534	
Factor Value		
Adjustments		
Lot Value	4,534	

Residential Data	
Type	1 Single Family Residence
Condition	3.75 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	88% Frame, Plywood or Hardboard 12% Veneer, N
Base/Total Area	1,394 / 1,394
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,394
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1959 / 57

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	84.72	Total Misc Impr	+ 2,268
Roofing Adj	+ 4.05	Garage Cost	+ 0
Subfloor Adj	+ -1.96	Total RCN	= 144,651
Heat/Cool Adj	+ 10.77	Depreciation (60%)	- 86,791
Plumbing Adj	+ 4.57	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 57,860
Adj Base Cost	= 102.14	Lot Value	+ 4,534
Total Area	x 1,394	Indicated Value	= 62,394
Adjusted Cost	= 142,383	Value Per SqFt	44.76

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	57,860	
Lot Value	4,534	
Indicated Value	62,394	44.76 Per SqFt
Agland Value		
Site Improvements	5,329	
Total Value	67,723	48.58 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	6565	3x3		9	9.78		88
PRCH	Slab Porch - Open	6566	9x5		45	22.81		1,026
PATO	Slab Porch - Open	6568	12x10		120	9.62		1,154



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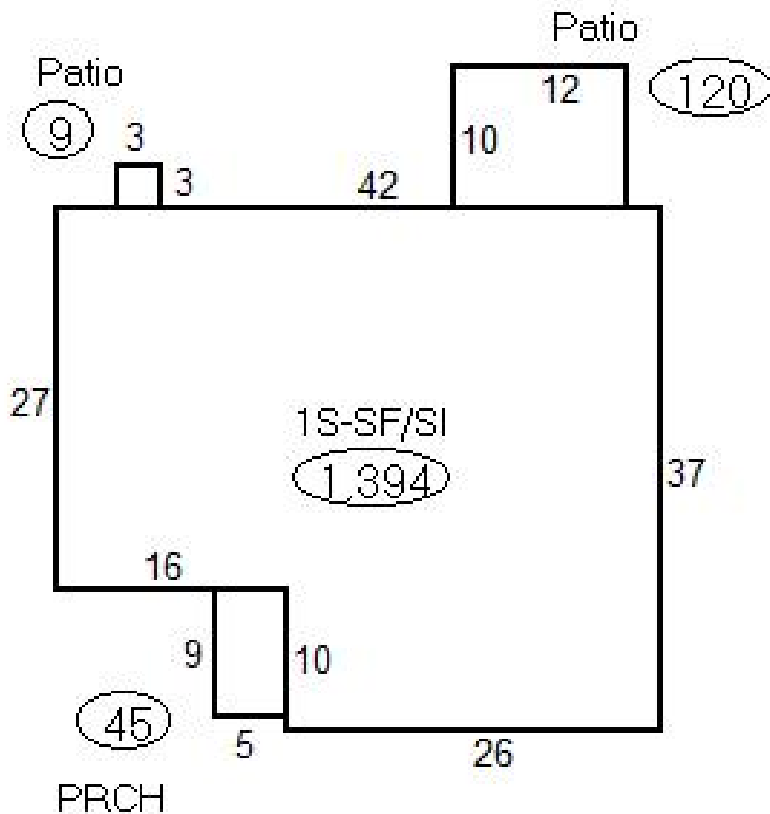
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Patio	9	1.000	9
2	M	PRCH		20	PRCH	45	1.000	45
3	R	1	Slab	20	1S-SF/SI	1,394	1.000	1,394
4	M	PATO		20	Patio	120	1.000	120
Total Building Area						1,394		1,394



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Wood	26x12x8	Base	Formed Metal	312
	Qual	3	Cond 3	Year 2022	Eff Age 4	
	Valuation Summary Base Cost (17.86 x 312) 5,572		Modifier Total 0 0 0	RCN 5,572	Depr (19% Phys/ % Func) 1,059	RCNLD 4,513
	PACN	Paving - Concrete DRIVEWAY	50x20x0			1,000
	Qual	3	Cond 3	Year 1959	Eff Age 67	
	Valuation Summary Base Cost (4.08 x 1,000) 4,080		Modifier Total 0 0 0	RCN 4,080	Depr (80% Phys/ % Func) 3,264	RCNLD 816