



# 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	300006951				<p>4020-00-026-001-0-001-00 02/22/24</p>																			
Parcel ID	4020-00-026-001-0-001-00																							
Cadastral ID	4020-026-001-00-0-001-00																							
Property Type	REAL - Real Property																							
Property Class	UA	VI Area	2																					
Tax Area	204 - 1T-2-ROSSTON-C																							
Name ID	15707																							
NEVAREZ, YESENIA																								
P O BOX 1104 LAVERNE OK 73848-0000																								
<b>Parcel Location</b>																								
Situs	WILSON ST																							
Subdivision	ROSS 2ND ADDN																							
Lot/Block	0001 / 0026	Parcel Size	1.92 - Acres																					
Sec/Twn/Rng	/ / /																							
Neighborhood	400100 - ROSSTON/MULTI																							
School District	1-LAVERN - 1-LAVERNE																							
<b>Legal Description</b> Lat/Long: 36.96182925 -99.57872720																								
ROSS 2ND ADD BLOCK 26 LOTS 1 THRU 24																								
<b>Building Permits</b>																								
<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																				
<b>Exemptions</b>																								
Code	Type	Active	Maximum	Exemption																				
<table border="1"> <thead> <tr> <th colspan="5">Sale History</th> </tr> <tr> <th>Bk/Pg</th><th>Grantor</th><th>Date</th><th>Price</th><th>Code</th></tr> </thead> <tbody> <tr> <td>735/729</td><td>RADFORD, ANNETTE</td><td>06/14/2018</td><td>3,500</td><td>16</td></tr> <tr> <td>538/287</td><td>JUHL, ALAN D. ETUX.</td><td>08/24/1998</td><td>0</td><td>MQ</td></tr> </tbody> </table>					Sale History					Bk/Pg	Grantor	Date	Price	Code	735/729	RADFORD, ANNETTE	06/14/2018	3,500	16	538/287	JUHL, ALAN D. ETUX.	08/24/1998	0	MQ
Sale History																								
Bk/Pg	Grantor	Date	Price	Code																				
735/729	RADFORD, ANNETTE	06/14/2018	3,500	16																				
538/287	JUHL, ALAN D. ETUX.	08/24/1998	0	MQ																				
<b>Parcel Valuation</b>																								
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax																
Remove Cap		Land Value	246	246	12%	30	Assessed	182	12.23															
Year Frozen		Improvements	2,221	1,263		152	Penalty	0																
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00															
TIF Project ID	0	Total Value	2,467	1,509		182	Total Taxable	182	12.00															
<b>Assessment History</b>																								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																	
2025	2025-300006951	NEVAREZ, YESENIA	204	2,467	0	176	12.00																	
2024	2024-300006951	NEVAREZ, YESENIA	204	2,183	0	171	11.00																	
2023	2023-300006951	NEVAREZ, YESENIA	204	1,931	0	166	11.00																	
2022	2022-300006951	NEVAREZ, YESENIA	204	1,659	0	162	11.00																	
2021	2021-300006951	NEVAREZ, YESENIA	204	1,304	0	157	11.00																	
2020	2020-300006951	NEVEREZ, YESENIA	204	1,304	0	157	11.00																	
2019	2019-0006951	NEVEREZ, YESENIA	204	1,304		157	9.00																	
2018	2018-0006951	NEVEREZ, YESENIA	204	1,304		157	9.00																	
2017	2017-0006951	RADFORD, JOE &	204	1,304		157	9.00																	
2016	2016-0006951	RADFORD, JOE &	204	246		30	2.00																	
2015	2015-0006951	RADFORD, JOE &	204	246		30	2.00																	
2014	2014-0006951	RADFORD, JOE &	204	246		30	2.00																	
2013	2013-0006951	RADFORD, JOE &	204	246		30	2.00																	



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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



GALVANIZED SHED 2/23/2024

Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

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	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 0
Total Area	x	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	246
Site Improvements	2,069
Total Value	2,315 0.00 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CKCP	Chicken Coop	20x10x6	Dirt	Formed Metal	200
	Qual 3	Cond 3	Year 2017	Eff Age 9		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (45% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (5.39 x 200)	1,078		1,078	485
	SHDS	Shed - Small	40x18x8	Dirt	Galvanized Metal	720
	Qual 2	Cond 2	Year 2000	Eff Age 31		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (78% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (9.32 x 720)	6,710		6,710	5,234



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
LB	LAS ANIMAS OVER CLAY	NP	40	LPI		1.920	128	128	246	246
<b>NP Totals</b>						1.920			246	246
<b>Total Agland</b>						1.920			246	246