



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																											
<b>Account</b> 300000138 <b>Parcel ID</b> 0000-34-25N-20W-3-001-00 <b>Cadastral ID</b> 0000-25N-20W-34-3-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 1 <b>Tax Area</b> 103 - J-1-WOODWARD <b>Name ID</b> 12392 COVALT, ROY D. & ILAJOY TRUST TRUSTEES: ROY D. COVALT & ILAJOY-COVALT 29685 S. CO. RD. 205 WOODWARD OK 73801-5096  <b>Parcel Location</b> <b>Situs</b> 3425N20W31 <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 160 - Acres <b>Sec/Twn/Rng</b> 34 / 25 / 20 / 3 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> J-1-WWD - J-1-WOODWARD (Woodward)																																																																
<b>Legal Description</b> Lat/Long: 36.70723032 -99.32265540 SEC.34-25-20 SW4 BOOK 710 PAGE 838 ROY D. COVALT & ILAJOY COVALT TRUST																																																																
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<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>	<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>																																																									
2025	2025-300000138	COVALT, ROY D. & ILAJOY TRUST	103	103,321	0	11,268	956.00																																																									
2024	2024-300000138	COVALT, ROY D. & ILAJOY TRUST	103	102,551	0	10,939	915.00																																																									
2023	2023-300000138	COVALT, ROY D. & ILAJOY TRUST	103	55,762	0	6,691	571.00																																																									
2022	2022-300000138	COVALT, ILAJOY (TRUST)	103	55,762	0	6,691	582.00																																																									
2021	2021-300000138	COVALT, ILAJOY (TRUST)	103	55,762	0	6,691	565.00																																																									
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2019	2019-0000138	COVALT, ILAJOY (TRUST)	103	56,985		6,449	538.00																																																									
2018	2018-0000138	COVALT, ILAJOY (TRUST)	103	13,963		1,249	106.00																																																									
2017	2017-0000138	COVALT, ILAJOY (TRUST)	103	13,963		1,213	102.00																																																									
2016	2016-0000138	COVALT, ILAJOY (TRUST)	103	45,375		3,825	325.00																																																									
2015	2015-0000138	COVALT, ILAJOY (TRUST)	103	44,300		3,715	313.00																																																									
2014	2014-0000138	COVALT, ILAJOY	103	42,537		3,607	307.00																																																									
2013	2013-0000138	COVALT, ILAJOY	103	42,537		3,501	285.00																																																									



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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1 Topography Street Access Utilities Amenities  Method Acre Base Lot Value 1.00 x 5,000.00 = 5,000 Factor Value Adjustments Lot Value 5,000		

Residential Data	
Type	6 Mobile Home 64 x 16
Condition	3.25 - Average
Quality	3.25 - Average
Architecture	SWMH Singlewide MH
Style	100% Single Wide
Exterior Wall	100% Lap
Base/Total Area	1,024 / 1,024
Style	100% Single Wide
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	
Remodel	
Year/Eff Age	2018 / 8



Mobile Home 4/3/2023

GRM Approach
GRM Code
Gross Rent Indicated Value

Multiple Regression
MRA Code
Adusted 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	55.40	Total Misc Impr	+ 671
Roofing Adj	+ 2.68	Garage Cost	+ 671
Subfloor Adj	+ 0.00	Total RCN	= 70,682
Heat/Cool Adj	+ 3.96	Depreciation ( 29%)	- 20,498
Plumbing Adj	+ 6.33	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 50,184
Adj Base Cost	= 68.37	Lot Value	+ 5,000
Total Area	x 1,024	Indicated Value	= 55,184
Adjusted Cost	= 70,011	Value Per SqFt	53.89

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	50,184	
Lot Value	5,000	
Indicated Value	55,184	53.89 Per SqFt
Agland Value	8,541	
Site Improvements	35,101	
Total Value	98,826	96.51 Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
WODO	Wood Deck - Open	8811	6x4	2018	24	27.97	671



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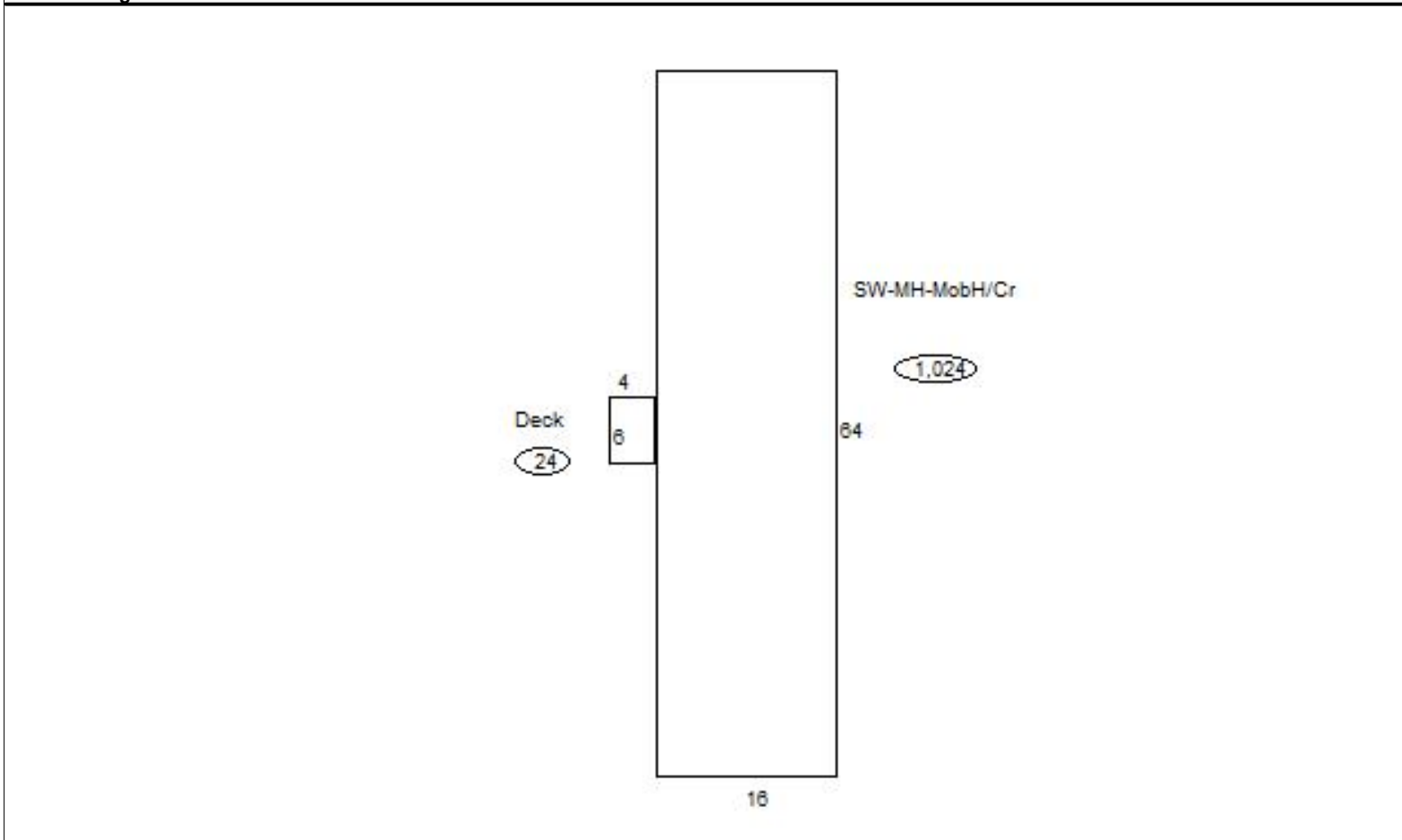
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13	Crawl	20	SW-MH-MobH/Cr	1,024	1.000	1,024
2	M	WODO		20	Deck	24	1.000	24
<b>Total Building Area</b>						1,024		1,024



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached (2022)	30x30x10	Concrete	Formed Metal	900
	Qual	3	Cond 3	Year 2022	Eff Age 4	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (7% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (33.14 x 900)		29,826	29,826	2,088	27,738
	BFT1	Bulk Feed Tank - Single (2018)	0x0x0			30
	Qual	3	Cond 3	Year 2018	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (43% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (236.24 x 30)		7,087	7,087	3,047	4,040
	LOAF	Loading Shed (2018)	38x16x10	Dirt	Formed Metal	608
	Qual	4	Cond 4	Year 2018	Eff Age 6	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (28% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.59 x 608)		4,615	4,615	1,292	3,323



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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
MB	MANSIC CLAY 1-3%	NP	45			7.060	144	144	1,017	1,017
MB	MANSIC CLAY 1-3%	CR	45			9.951	229	229	2,279	2,279
MG	MANSKER-POTTER 5-20%	NP	15			43.363	48	48	2,081	2,081
RD	ROUGH BROKEN LAND	NP	10			98.192	32	32	3,142	3,142
RD	ROUGH BROKEN LAND	CR	10			.434	51	51	22	22
<b>CR Totals</b>						159.000			8,541	8,541
<b>Total Agland</b>						159.000			8,541	8,541