



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	300001607													
Parcel ID	0000-35-26N-24W-1-001-00													
Cadastral ID	0000-26N-24W-35-1-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	4											
Tax Area	101 - 1R-LAVERNE													
Name ID	13028													
KOVARIK, DEBRA DIANE														
2297 ST HWY 46 MAY OK 73851-0000														
Parcel Location														
Situs	02297 US HWY 46													
Subdivision														
Lot/Block	/	Parcel Size	440 - Acres											
Sec/Twn/Rng	35 / 26 / 24 / 1													
Neighborhood	1000 - COUNTY													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.69923755 -99.67902346														
SEC. 35-26-24 W2NW4; SE4; E2SW4; S2NE4; SE4NW4 BOOK 682 PAGE 024														
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	35,886	33,367	12%	4,004	Assessed	45,714 3,071.52						
Year Frozen		Improvements	356,089	347,586		41,710	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -68.00						
TIF Project ID	0	Total Value	391,975	380,953		45,714	Total Taxable	44,714 3,004.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300001607	KOVARIK, DEBRA DIANE	101	391,975	1000	43,383	2,915.00							
2024	2024-300001607	KOVARIK, DEBRA DIANE	101	421,395	1000	41,754	2,777.00							
2023	2023-300001607	KOVARIK, DEBRA DIANE	101	353,757	1000	40,206	2,700.00							
2022	2022-300001607	KOVARIK, DEBRA DIANE	101	333,383	0	40,006	2,708.00							
2021	2021-300001607	KOVARIK, DEBRA DIANE	101	333,383	0	40,006	2,762.00							
2020	2020-300001607	KOVARIK, DEBRA DIANE	101	333,383	0	40,006	2,710.00							
2019	2019-0001607	KOVARIK, DEBRA DIANE	101	335,376		40,245	2,402.00							
2018	2018-0001607	KOVARIK, DEBRA DIANE	101	335,376		40,245	2,402.00							
2017	2017-0001607	KOVARIK, DEBRA DIANE	101	100,024		12,003	716.00							
2016	2016-0001607	KOVARIK, DEBRA DIANE	101	94,634		11,356	678.00							
2015	2015-0001607	KOVARIK, DEBRA DIANE	101	30,531		3,664	219.00							
2014	2014-0001607	KOVARIK, DEBRA DIANE	101	30,531		3,664	219.00							
2013	2013-0001607	KOVARIK, DEBRA DIANE	101	30,531		3,664	219.00							



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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1.5 Topography Street Access Utilities Amenities Method Acre Base Lot Value 1.50 x 3,583.33 = 5,375 Factor Value Adjustments Lot Value 5,375		<p>0000-35-26N-24W-1-001-00</p> <p>08-09-2018</p>

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	MTL METAL HOME
Style	100% Bi-level (Total Area)
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	2,371 / 4,742
Style	100% Bi-level (Total Area)
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	, 640 Partition
Garage Type	
Remodel	
Year/Eff Age	2017 / 11



f:\pictures\0000-35-26N-24W-1-001-00-001-000-004.jpg 8/10/2018

Cost Approach		Manual :	
Base Cost	52.29	Total Misc Impr	+ 11,761
Roofing Adj	+ 1.85	Garage Cost	+
Subfloor Adj	+ 0.88	Total RCN	= 322,267
Heat/Cool Adj	+ 8.78	Depreciation (14%)	- 45,117
Plumbing Adj	+ 1.68	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 277,150
Adj Base Cost	= 65.48	Lot Value	+ 5,375
Total Area	x 4,742	Indicated Value	= 282,525
Adjusted Cost	= 310,506	Value Per SqFt	59.58

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	

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	277,150
Lot Value	5,375
Indicated Value	282,525 59.58 Per SqFt
Agland Value	30,511
Site Improvements	71,829
Total Value	384,865 81.16 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	579	1029	2017	1,029	11.43		11,761



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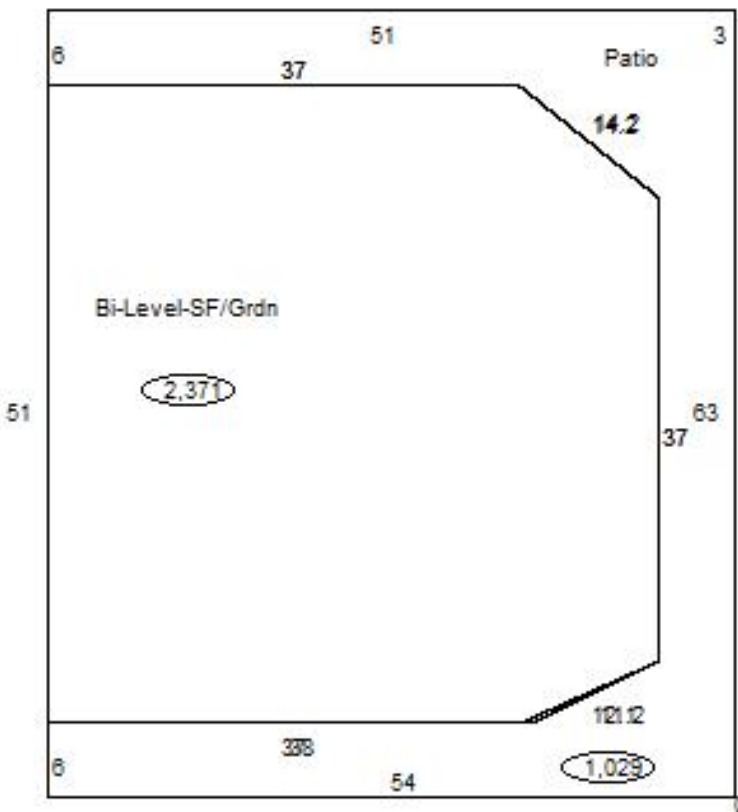
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	11	Garden-Level	20	Bi-Level-SF/Grdn	2,371	1.000	2,371
2	M	PATC		20	Patio	1,029	1.000	1,029
Total Building Area						2,371		2,371



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shipping/Storage Container 2024	8x20x8	Dirt		160
	Qual 3	Cond 3	Year 2024	Eff Age 2		

Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (18.34 x 160) 2,934			2,934 293	2,641



BFT1	Bulk Feed Tank - Single	0x0x0			25
Qual 3	Cond 3	Year 2017	Eff Age 9		
		0			
		0			
		0			

Valuation Summary	Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD
Base Cost (236.24 x 25) 5,906			5,906 2,658	3,248



UTIL	Utility Building/Insulated	70x50x18	Concrete	Formed Metal	3,500
Qual 3	Cond 3	Year 2016	Eff Age 10		
		0			

Valuation Summary	Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
Base Cost (23.55 x 3,500) 82,425			82,425 16,485	65,940



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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
LD	LOAMY ALLUVIAL LAND	NP	33			15.192	106	106	1,604	1,604
PD	PRATT LOAMY HUMMOCKY	NP	31			51.558	99	99	5,115	5,115
PE	PRATT LOAMY DUNED	NP	20			371.750	64	64	23,792	23,792
NP Totals						438.500			30,511	30,511
Total Agland						438.500			30,511	30,511