



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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 Time 07:14:15
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Assessment Data					Primary Image									
Account	300005905				<p>2001-00-036-012-0-001-00_001.JPG 2/28/2023</p>									
Parcel ID	2001-00-036-012-0-001-00													
Cadastral ID	2001-036-012-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	1											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	24285													
OVALLE, ALLEN J.														
PO BOX 304 LAVERNE OK 73848-														
Parcel Location														
Situs	00517 SW FIRST ST													
Subdivision	LAVERNE ORIG.													
Lot/Block	0012 / 0036	Parcel Size	3 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.70638663 -99.89438309														
LAVERNE ORIG BLOCK 36 LOTS 12-13; W 13' OF 11 BOOK 755 PAGE 564														
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														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					755/564	BREON, KERRY L &	10/09/2020	65,000	Q					
					754/17	BREON, TONY N. & KAY E. BREON	06/18/2020	20,000	04					
					/	BREON, TONY N. & KAY E. BREON								
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax					
Remove Cap	2021	Land Value	3,528	3,528	12%	423	Assessed	8,365	562.04					
Year Frozen		Improvements	66,184	66,184		7,942	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	69,712	69,712		8,365	Total Taxable	8,365	562.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300005905	OVALLE, ALLEN J.			202	69,712	0	8,365	562.00					
2024	2024-300005905	OVALLE, ALLEN J.			202	76,157	0	8,189	545.00					
2023	2023-300005905	OVALLE, ALLEN J.			202	65,000	0	7,800	524.00					
2022	2022-300005905	OVALLE, ALLEN J.			202	65,000	0	7,800	528.00					
2021	2021-300005905	OVALLE, ALLEN J.			202	65,000	0	7,800	539.00					
2020	2020-300005905	OVALLE, ALLEN J.			202	45,918	0	5,510	373.00					
2019	2019-0005905	BREON, BETTY FAYE (LIFE EST)			202	62,051		2,873	171.00					
2018	2018-0005905	BREON, BETTY FAYE (LIFE EST)			202	66,426		2,873	171.00					
2017	2017-0005905	BREON, BETTY FAYE (LIFE EST)			202	65,434		2,873	171.00					
2016	2016-0005905	BREON, BETTY FAYE (LIFE EST)			202	66,863		2,873	171.00					
2015	2015-0005905	BREON, BETTY FAYE (LIFE EST)			202	66,084		2,873	171.00					
2014	2014-0005905	BREON, BETTY FAYE (LIFE EST)			202	69,481		2,591	155.00					
2013	2013-0005905	BREON, BETTY FAYE (LIFE EST)			202	94,497		3,591	214.00					



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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	63 x 140	<p>2001-00-036-012-0-001-00 02/28/23</p> <p>2001-00-036-012-0-001-00_001.JPG 2/28/2023</p>
Lot Count		
Units Buildable	3528	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	8,820.00 x .40 = 3,528	
Factor Value		
Adjustments		
Lot Value	3,528	

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,372 / 1,372
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	676 Detached Garage - Finished
Remodel	
Year/Eff Age	1965 / 67



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	92.89	Total Misc Impr	+ 7,673
Roofing Adj	+ 4.06	Garage Cost	+ 25,926
Subfloor Adj	+ 0.00	Total RCN	= 191,187
Heat/Cool Adj	+ 10.77	Depreciation (68%)	- 130,007
Plumbing Adj	+ 7.14	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 61,180
Adj Base Cost	= 114.86	Lot Value	+ 3,528
Total Area	x 1,372	Indicated Value	= 64,708
Adjusted Cost	= 157,588	Value Per SqFt	47.16

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	61,180		
Lot Value	3,528		
Indicated Value	64,708	47.16	Per SqFt
Agland Value			
Site Improvements	3,357		
Total Value	68,065	49.61	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	4844	14x5		70	40.21		2,815
CPAT	Carport - Attached	4845	25x10		250	9.22		2,305
CPDT	Carport - Detached	4847	22x12		264	9.67		2,553



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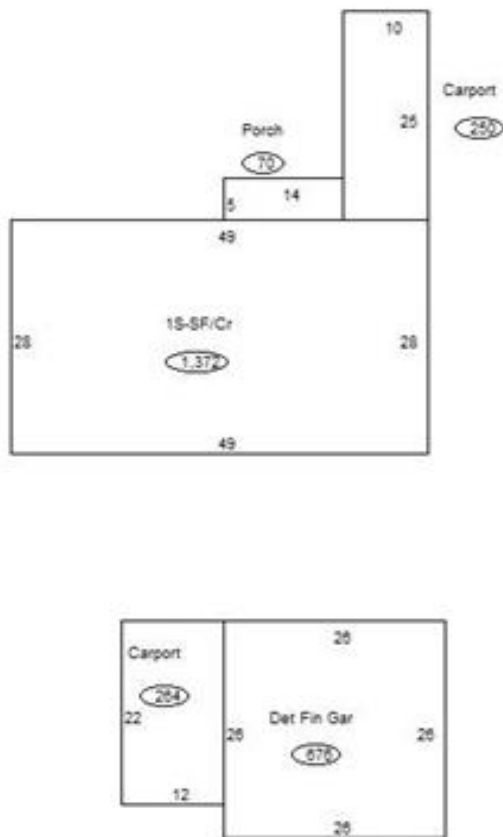
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,372	1.000	1,372
2	M	RSPC		20	Porch	70	1.000	70
3	M	CPAT		20	Carport	250	1.000	250
4	G	6		20	Det Fin Gar	676	1.000	676
5	M	CPDT		20	Carport	264	1.000	264
Total Building Area						1,372		1,372



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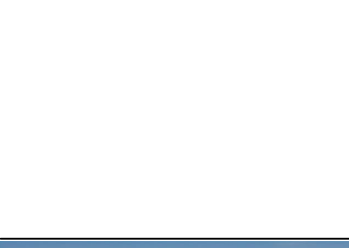

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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Wood	10x8x6		Galvanized Metal	80
	Qual	3	Cond 3	Year 2014	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
	Base Cost (25.91 x 80)		2,073		2,073 954	1,119
	PATC	Patio - Covered / Curved	18x20x0			360
	Qual	3	Cond 3	Year 2005	Eff Age 21	
	Valuation Summary		Modifier Total	RCN	Depr (66% Phys/ % Func)	RCNLD
	Base Cost (12.99 x 360)		4,676		4,676 3,086	1,590
	PACN	Paving - Concrete / Driveway	36x12x0			432
	Qual	3	Cond 3	Year 1965	Eff Age 61	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.17 x 432)		1,801		1,801 1,441	360
	PACN	Paving - Concrete / Sidewalk	86x4x0			344
	Qual	3	Cond 3	Year 1965	Eff Age 61	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.18 x 344)		1,438		1,438 1,150	288