



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:14:35  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300005927 <b>Parcel ID</b> 2001-00-038-013-0-001-00 <b>Cadastral ID</b> 2001-038-013-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 1 <b>Tax Area</b> 202 - 1T-LAVERNE-C <b>Name ID</b> 15064 OVALLE, JUAN C. & YESICA OVALLE  P O BOX 333 LAVERNE OK 73848-0000  <b>Parcel Location</b> <b>Situs</b> 00205 MISSOURI <b>Subdivision</b> LAVERNE ORIG. <b>Lot/Block</b> 0013 / 0038 <b>Parcel Size</b> 4 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 200100 - LAVERNE ORIG\MULTI <b>School District</b> 1-LAVERN - 1-LAVERNE					<p>2001-00-038-013-0-001-00 02/28/23</p> <p>2001-00-038-013-0-001-00_001.JPG 2/28/2023</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.71045503 -99.90352302 LAVERNE ORIG. BLOCK 38 LOTS 13 THRU 16																																																																																																																									
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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	100 x 140	
Lot Count		
Units Buildable	5600	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	14,000.00 x .40 = 5,600	
Factor Value		
Adjustments		
Lot Value	5,600	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,440 / 1,440
Style	100% One Story
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	720 Detached Garage - Finished
Remodel	
Year/Eff Age	1960 / 66

2001-00-038-013-0-001-00	02/28/23
2001-00-038-013-0-001-00_001.JPG	2/28/2023

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	82.82	Total Misc Impr	+ 5,808
Roofing Adj	+ 4.01	Garage Cost	+ 27,356
Subfloor Adj	+ 0.00	Total RCN	= 180,087
Heat/Cool Adj	+ 10.77	Depreciation ( 67%)	- 120,659
Plumbing Adj	+ 4.43	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 59,428
Adj Base Cost	= 102.03	Lot Value	+ 5,600
Total Area	x 1,440	Indicated Value	= 65,028
Adjusted Cost	= 146,923	Value Per SqFt	45.16

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	59,428		
Lot Value	5,600		
Indicated Value	65,028	45.16	Per SqFt
Agland Value			
Site Improvements	747		
Total Value	65,775	45.68	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	4937	18x5		90	40.11		3,610
PATO	Patio - Open	8675	20x14		280	7.85		2,198



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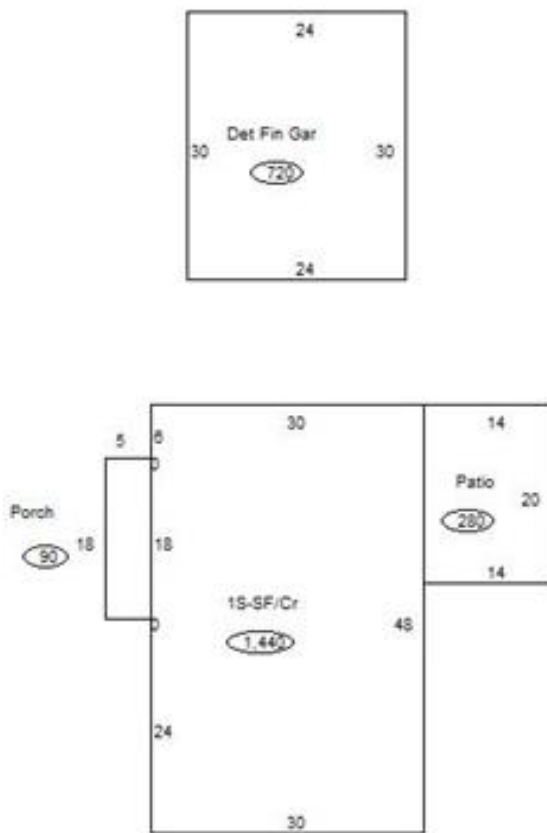
Date 02/06/2026

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Sketch Image

300005927



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,440	1.000	1,440
2	G	6		20	Det Fin Gar	720	1.000	720
3	M	RSPC		20	Porch	90	1.000	90
4	M	PATO		20	Patio	280	1.000	280
<b>Total Building Area</b>						<b>1,440</b>		<b>1,440</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
 <p>2001-00-038-013-0-001-00 08/23/2019 14:27</p>	PACN	Paving - Concrete / DRIVEWAY	36x20x0			720
	Qual	3	Cond 3	Year 1960	Eff Age 66	
	<b>Valuation Summary</b> Base Cost (4.12 x 720) 2,966		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
 <p>2001-00-038-013-0-001-00 08/23/2019 14:27</p>	PACN	Paving - Concrete / SIDEWALK	28x4x0			112
	Qual	3	Cond 3	Year 1960	Eff Age 66	
	<b>Valuation Summary</b> Base Cost (6.89 x 112) 772		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>