



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:15:34
 Page 1

Assessment Data					Primary Image									
Account	300005994				<p>2001-00-045-011-0-001-00_001.JPG 2/1/2024</p>									
Parcel ID	2001-00-045-011-0-001-00													
Cadastral ID	2001-045-011-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UC	VI Area 2												
Tax Area	202 - 1T-LAVERNE-C													
Name ID	15108													
OVALLE, JUAN F. & LUCRECIA NOHEMI OVALLE														
PO BOX 413 LAVERNE OK 73848-0000														
Parcel Location														
Situs	00137 W JANE JAYROE BLVD													
Subdivision	LAVERNE ORIG.													
Lot/Block	0011 / 0045	Parcel Size .5 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.71302680 -99.89853165														
LAVERNE ORIG BLOCK 45 LOT 11 N 79' LESS 3.6' OF E SIDE 11														
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					
					744/610	OVALLE, JUAN C	05/10/2019	0	04					
					677/749	D & N M BURKE FAMILY, LLC	04/20/2011	30,000	MQ					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	1,352	1,352	12%	162	Assessed	4,863	326.74					
Year Frozen		Improvements	47,820	39,173		4,701	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	49,172	40,525		4,863	Total Taxable	4,863	327.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300005994	OVALLE, JUAN F. &			202	49,172	0	4,631	311.00					
2024	2024-300005994	OVALLE, JUAN F. &			202	49,408	0	4,411	293.00					
2023	2023-300005994	OVALLE, JUAN F. &			202	45,439	0	4,201	282.00					
2022	2022-300005994	OVALLE, JUAN F. &			202	34,144	0	4,001	271.00					
2021	2021-300005994	OVALLE, JUAN F. &			202	33,994	0	3,810	263.00					
2020	2020-300005994	OVALLE, JUAN F. &			202	30,243	0	3,629	246.00					
2019	2019-0005994	OVALLE, JUAN F. &			202	30,243		3,629	217.00					
2018	2018-0005994	OVALLE, JUAN C. &			202	30,243		3,489	208.00					
2017	2017-0005994	OVALLE, JUAN C. &			202	27,689		3,323	198.00					
2016	2016-0005994	OVALLE, JUAN C. &			202	27,689		3,229	193.00					
2015	2015-0005994	OVALLE, JUAN C. &			202	25,627		3,076	184.00					
2014	2014-0005994	OVALLE, JUAN C. &			202	25,627		3,076	184.00					
2013	2013-0005994	OVALLE, JUAN C. &			202	32,212		3,698	221.00					



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Time 07:15:34
Page 2

Lot Data		Primary Image	
Lot Size	21.4 x 79		
Lot Count			
Units Buildable	1352		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Value Model	13 LAVERNE COMM		
Value Method	Square-Foot		
Base Lot Value	1,690.60 x .80 =	1,352	
Factor Value	0		
Adjustments			
Lot Value	1,352		
Cost Approach		Image Information	
Manual Date	07/2025	Image ID	27937
Total Building Area	903	Image Date	2/1/2024
Total Base Value	145,266	Name	001.JPG
Modifier Value		Description	2001-00-045-011-0-001-00_001.JPG
Misc Improvements			
Replacement Cost New	145,266		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	42,127		
Economic Depreciation			
RCNLD (All Sources)	42,127		
Depreciated Improvements			
Outbuilding Value			
Total Improvement Value	42,127		
Land Value	1,352		
Cost Approach Value	43,479	48.15/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	
Miscellaneous Income		Land Value	1,352
Effective Gross Income (EGI)		Total Appraised Value	43,479 48.15/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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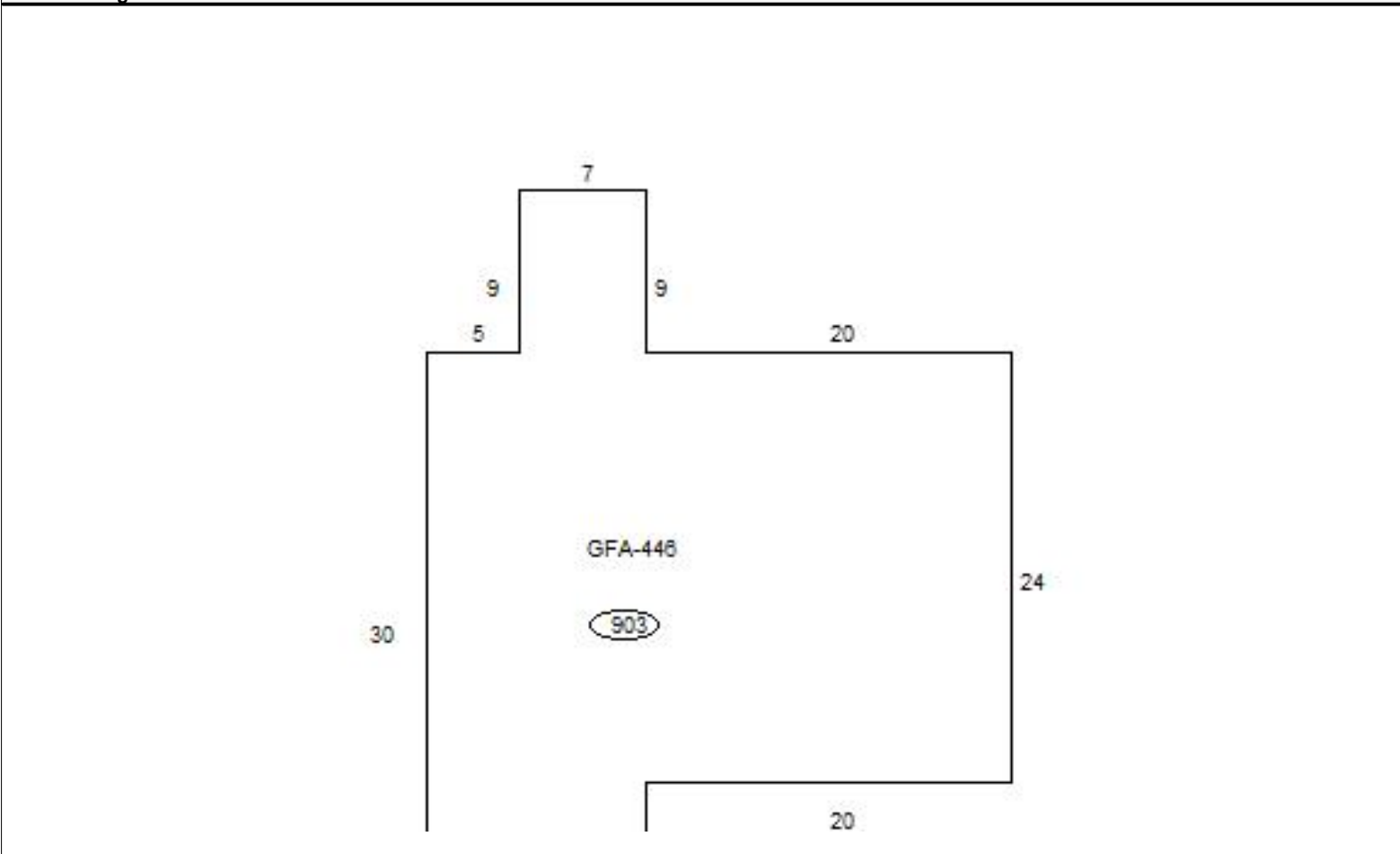
Date 02/06/2026

Time 07:15:34

Page 3

Sketch Image

300005994



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	446		13	GFA-446	903	1.000	903
Total Building Area						903		903



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Time 07:15:34
Page 4

Account 300005994
Parcel ID 2001-00-045-011-0-001-00
Cadastral ID 2001-045-011-00-0-001-00

Tax Area Code 202
Property Class UC
Owners Name OVALLE, JUAN F. &

Building Data

Building ID 155
Building Sequence 1
Occupancy 1 446 Supermarket 100%
Occupancy 2
Occupancy 3
Total Floor Area 903
Average Perimeter 142
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 1940
Effective Age 43
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 3.9 - Average
Condition 3.9 - Average
Exterior Wall 96 - Stud Walls-Wood Siding
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Gable
Roof Cover Composition

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image

Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 2
Zone Description VI AREA 2
Base Cost 84.17
Wall Cost 66.06
HVAC Cost 10.64
Basement Cost 0.00
Total Base Cost 160.87
Total Area 903
Base RCN 145,266
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 145,266
Physical Depreciation 71%
Functional Depreciation
Total Depreciation 71% (103,139)
Total RCNLD 42,127
Lump Sums
Total Building Value 42,127 \$ 46.65 Per SqFt