



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 300005995 Parcel ID 2001-00-045-012-0-001-00 Cadastral ID 2001-045-012-00-0-001-00 Property Type REAL - Real Property Property Class UC VI Area 2 Tax Area 202 - 1T-LAVERNE-C Name ID 15109 OVALLE, JUAN FRANCISCO & LUCRECIA NOHEMI OVALLE PO BOX 413 LAVERNE OK 73848-0000 Parcel Location Situs 00137 W JANE JAYROE Subdivision LAVERNE ORIG. Lot/Block 0012 / 0045 Parcel Size .5 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					<p>2001-00-045-012-0-001-00 01/31/24</p> <p>2001-00-045-012-0-001-00_003.JPG 2/1/2024</p>																																																																																																																				
Legal Description Lat/Long: 36.71254760 -99.89986721 LAVERNE ORIG BLOCK 45 LOT N79' OF 12																																																																																																																									
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Lot Data	Primary Image
<p>Lot Size 25 x 79</p> <p>Lot Count</p> <p>Units Buildable 1580</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 13 LAVERNE COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 1,975.00 x .80 = 1,580</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 1,580</p>	
Cost Approach	Image Information
<p>Manual Date 07/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value</p> <p>Land Value 1,580</p> <p>Cost Approach Value 1,580</p>	<p>Image ID 27942</p> <p>Image Date 2/1/2024</p> <p>Name 003.JPG</p> <p>Description 2001-00-045-012-0-001-00_003.JPG</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value 1,580</p> <p>Total Appraised Value 1,580</p>