



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 300006206 Parcel ID 2001-00-067-010-0-001-00 Cadastral ID 2001-067-010-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 25381 OVALLE, ALLEN J. AND JUAN F. OVALLE P.O. BOX 304 LAVERNE OK 73848- Parcel Location Situs 00225 NW THIRD ST Subdivision LAVERNE ORIG. Lot/Block 0010 / 0067 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE																																																																																																																									
Legal Description Lat/Long: 36.70640379 -99.89218591 LAVERNE ORIG BLOCK 67 LOTS 10-11-12 BOOK 777 PAGE 306																																																																																																																									
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Lot Data		Square-Foot - LAVERNE ORIGMULTI
Lot Size		75 x 140
Lot Count		
Units Buildable		4200
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,500.00 x .40 = 4,200	
Factor Value		
Adjustments		
Lot Value		4,200



HOUSE 4/24/2025

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	840 / 840
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	
Remodel	REFRESH -
Year/Eff Age	1940 / 74

GRM Approach

GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression

MRA Code	
Adjusted 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	97.83	Total Misc Impr	+ 13,414
Roofing Adj	+ 4.67	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 114,928
Heat/Cool Adj	+ 10.77	Depreciation (73%)	- 83,897
Plumbing Adj	+ 7.59	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 31,031
Adj Base Cost	= 120.85	Lot Value	+ 4,200
Total Area	x 840	Indicated Value	= 35,231
Adjusted Cost	= 101,514	Value Per SqFt	41.94

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	31,031		
Lot Value	4,200		
Indicated Value	35,231	41.94	Per SqFt
Agland Value			
Site Improvements	1,571		
Total Value	36,802	43.81	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	5654	21x8	1940	168	39.75		6,678
CPAT	Carport - Attached	5655	28x14	2008	392	9.22		3,614
PATC	Patio - Covered	13465	22x9	2025	198	15.77		3,122



Harper

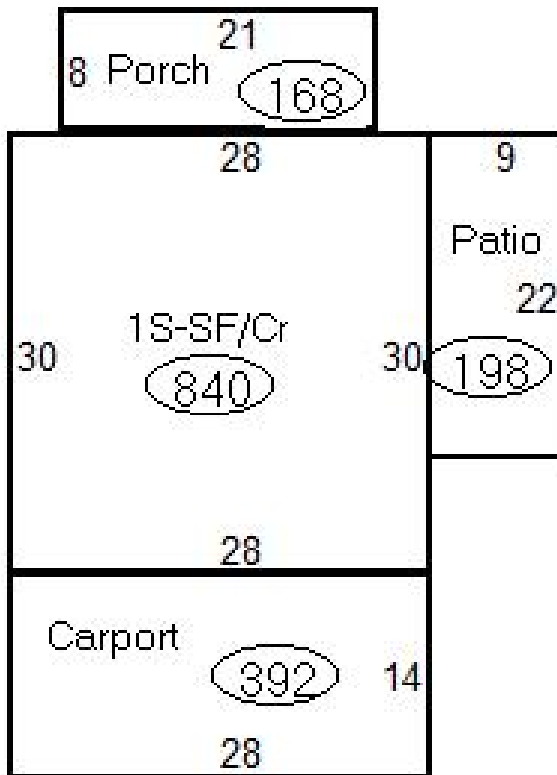
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Sketch Image

300006206



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	168	1.000	168
2	M	CPAT		20	Carport	392	1.000	392
3	R	1	Crawl	20	1S-SF/Cr	840	1.000	840
4	M	PATC		20	Patio	198	1.000	198
Total Building Area						840		840



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / DRIVEWAY	28x14x0	Concrete		392
	Qual	3	Cond 3	Year 2008	Eff Age 18	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.17 x 392)	1,635		1,635	1,308	327
	SHDS	Yard Shed - Metal E OF CARPORT	8x16x10	Base	Formed Metal	128
	Qual	4	Cond 4	Year 2000	Eff Age 21	
	Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD
	Base Cost (24.93 x 128)	3,191		3,191	1,947	1,244