



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:21:15
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Assessment Data					Primary Image				
Account	300006367				<p>2040-00-014-022-0-001-00_002.JPG 3/13/2023</p>				
Parcel ID	2040-00-014-022-0-001-00								
Cadastral ID	2040-014-022-00-0-001-00								
Property Type	REAL - Real Property								
Property Class	UR	VI Area	1						
Tax Area	202 - 1T-LAVERNE-C								
Name ID	15318								
OVALLE, JUAN F. & LUCRECIA N. OVALLE									
P O BOX 413 LAVERNE OK 73848-0000									
Parcel Location									
Situs	00601 S OHIO								
Subdivision	CORDES ADDN								
Lot/Block	0022 / 0014	Parcel Size	3 - Lots						
Sec/Twn/Rng	/ / /								
Neighborhood	200100 - LAVERNE ORIG\MULTI								
School District	1-LAVERN - 1-LAVERNE								
Legal Description	Lat/Long: 36.70997074 -99.90560103				Building Permits				
CORDES ADD. BLOCK 14 LOTS 22-23-24 TONY BREON DECEASED 1/31/2024					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					781/558	BREON, KAYE E.	05/07/2024	6,000	07
					780/297	BREON, TONY N. &	02/22/2024	0	04
					650/417	ROBINSON, CHERRY A.	07/14/2009	5,000	Q
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax
Remove Cap	2025	Land Value	4,200	4,200	12%	504	Assessed	2,907	195.32
Year Frozen		Improvements	20,024	20,024		2,403	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	24,224	24,224		2,907	Total Taxable	2,907	195.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300006367	OVALLE, JUAN F. &			202	24,224	0	2,907	195.00
2024	2024-300006367	OVALLE, JUAN F. &			202	26,031	0	1,131	75.00
2023	2023-300006367	BREON, TONY N. &			202	17,249	0	1,076	72.00
2022	2022-300006367	BREON, TONY N. &			202	17,249	0	1,025	69.00
2021	2021-300006367	BREON, TONY N. AND			202	17,249	0	976	67.00
2020	2020-300006367	BREON, TONY N. AND			202	17,249	0	930	63.00
2019	2019-0006367	BREON, TONY N. AND			202	17,299		885	53.00
2018	2018-0006367	BREON, TONY N. AND			202	18,777		843	50.00
2017	2017-0006367	BREON, TONY N. AND			202	18,190		804	48.00
2016	2016-0006367	BREON, TONY N. AND			202	18,190		766	46.00
2015	2015-0006367	BREON, TONY N. AND			202	18,008		728	43.00
2014	2014-0006367	BREON, TONY N. AND			202	18,977		695	41.00
2013	2013-0006367	BREON, TONY N. AND			202	22,605		661	39.00



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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
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	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	1 - Low
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	672 / 672
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1948 / 94



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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	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	13,122		
Lot Value	4,200		
Indicated Value	17,322	25.78	Per SqFt
Agland Value			
Site Improvements	6,866		
Total Value	24,188	35.99	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	79.88	Total Misc Impr	+ 2,194
Roofing Adj	+ 3.71	Garage Cost	+
Subfloor Adj	+ 2.36	Total RCN	= 65,611
Heat/Cool Adj	+ 1.29	Depreciation (80%)	- 52,489
Plumbing Adj	+ 7.11	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 13,122
Adj Base Cost	= 94.37	Lot Value	+ 4,200
Total Area	x 672	Indicated Value	= 17,322
Adjusted Cost	= 63,417	Value Per SqFt	25.78

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
RSPC	Raised Slab Porch - Covered	6091	6x4		24	27.63	663
PATO	Slab Porch - Open	6092	4x4		16	7.79	125
WDBS	Wood Burning Stove		1		1	1,405.57	1,406



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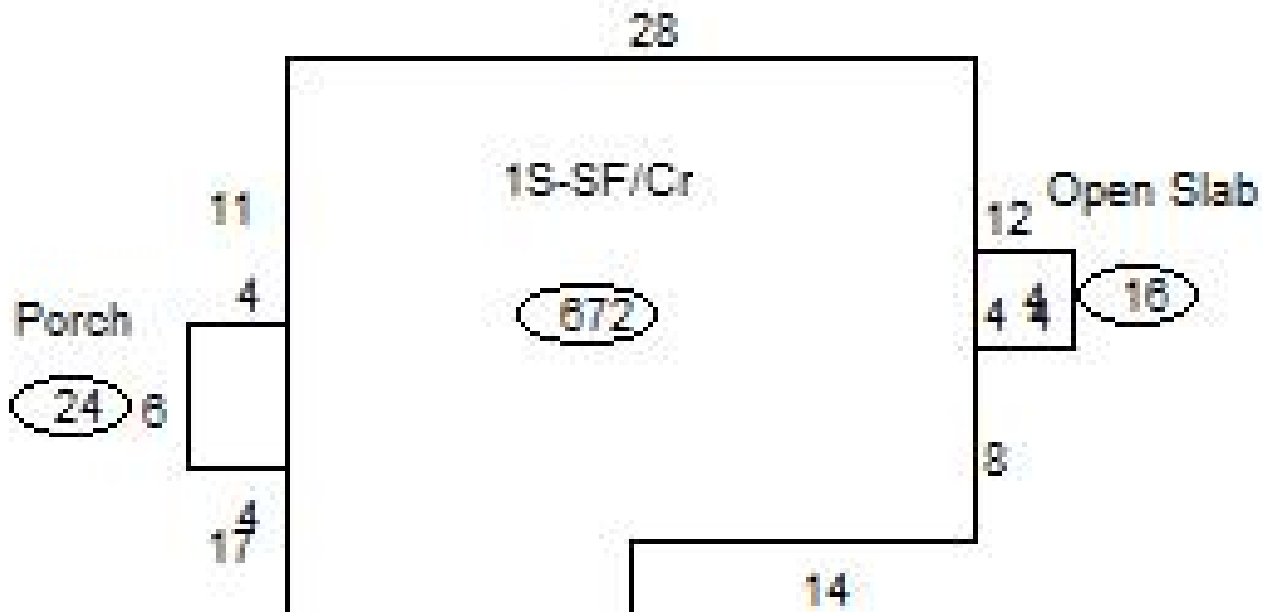
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Sketch Image

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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	672	1.000	672
2	M	RSPC		20	Porch	24	1.000	24
3	M	PATO		20	Open Slab	16	1.000	16
Total Building Area						672		672



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	30x22x8		Composition Shingle	660
	Qual	3	Cond 3	Year 1980	Eff Age 46	
Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)		RCNLD
Base Cost (33.56 x 660)		22,150	22,150	15,284		6,866