



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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 Time 07:24:11
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Assessment Data					Primary Image																																																																																																																				
Account 300006561 Parcel ID 2143-00-004-002-0-001-00 Cadastral ID 2143-004-002-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 15498 OVALLE, JEFF & MAYRA OVALLE 205 S. ROBIN AVE LAVERNE OK 73848-0000 Parcel Location Situs 00204 ROBIN AVE Subdivision SHUMAN'S 3RD ADDN Lot/Block 0002 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 200200 - SHUMANS\PARKWEID School District 1-LAVERN - 1-LAVERNE																																																																																																																									
Legal Description Lat/Long: 36.70776944 -99.90207796																																																																																																																									
SHUMAN'S 3RD BLOCK 4 LOT 2					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																																																																																																											
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Lot Data	Square-Foot - SHUMANS\PARK\WEID	Primary Image
Lot Size	82.5 x 132.8	
Lot Count		
Units Buildable	4930	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,956.00 x .45 = 4,930	
Factor Value		
Adjustments		
Lot Value	4,930	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Frame, Siding, Vinyl 20% Veneer, Masonry
Base/Total Area	1,414 / 1,414
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,414
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	308 Built-In Garage
Remodel	PARTIAL -
Year/Eff Age	1961 / 52

HOUSE	4/30/2025
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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	

Cost Approach		Manual :	
Base Cost	86.15	Total Misc Impr	+ 10,964
Roofing Adj	+ 4.04	Garage Cost	+ 8,242
Subfloor Adj	+ -1.96	Total RCN	= 168,991
Heat/Cool Adj	+ 10.77	Depreciation (57%)	- 96,325
Plumbing Adj	+ 6.93	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 72,666
Adj Base Cost	= 105.93	Lot Value	+ 4,930
Total Area	x 1,414	Indicated Value	= 77,596
Adjusted Cost	= 149,785	Value Per SqFt	54.88

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	72,666		
Lot Value	4,930		
Indicated Value	77,596	54.88	Per SqFt
Agland Value			
Site Improvements	566		
Total Value	78,162	55.28	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Frm Cls A	0		1961	1	4,783.32		4,783
PATO	Patio - Open	6677	12x10	2012	120	9.62		1,154
PRCH	Porch	6679	15x15	2012	225	22.34		5,027



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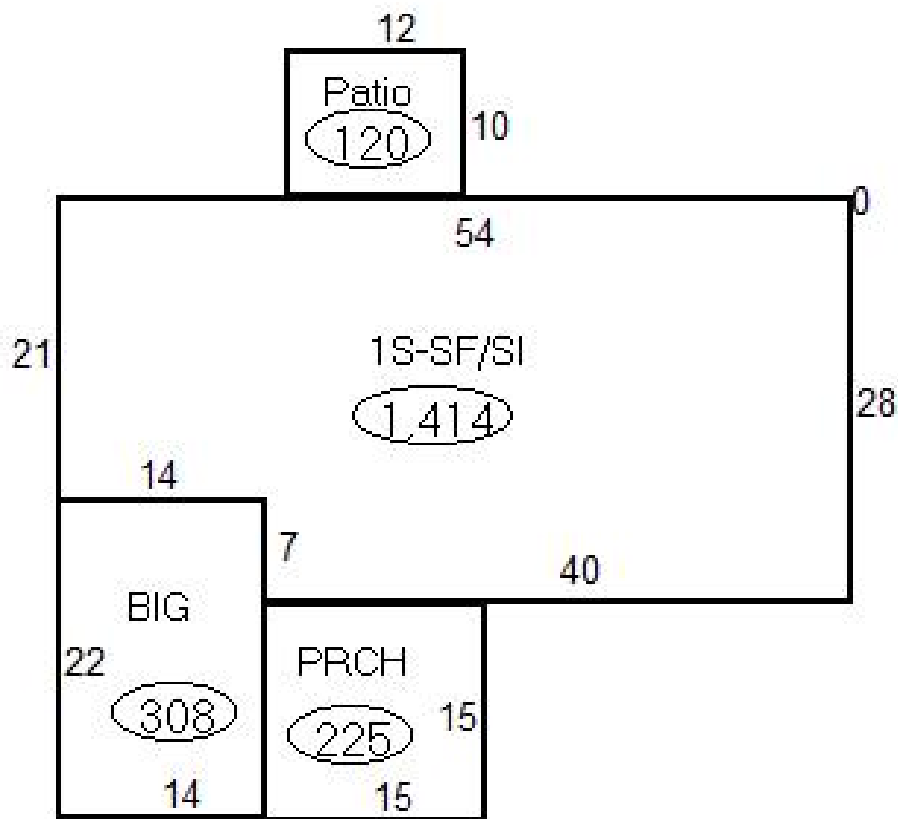
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Patio	120	1.000	120
2	G	8		20	BIG	308	1.000	308
3	M	PRCH		20	PRCH	225	1.000	225
4	R	1	Slab	20	1S-SF/Sl	1,414	1.000	1,414
Total Building Area						1,414		1,414



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / DRIVEWAY	50x10x0	Concrete		500
	Qual	4.75	Cond 4.75	Year 1970	Eff Age 37	
			0			
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (5.66 x 500)		2,830		2,830		566