



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:16:13
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Assessment Data				Primary Image						
Account	300006036									
Parcel ID	2001-00-050-006-0-001-00									
Cadastral ID	2001-050-006-00-0-001-00									
Property Type	REAL - Real Property									
Property Class	UR	VI Area	3							
Tax Area	202 - 1T-LAVERNE-C									
Name ID	15142									
OCHOA, MANUEL										
304 S. OKLAHOMA ST GUYMON OK 73942-0000										
Parcel Location										
Situs	00509 NW FIRST ST									
Subdivision	LAVERNE ORIG.									
Lot/Block	0006 / 0050	Parcel Size	2 - Lots							
Sec/Twn/Rng	/ / /									
Neighborhood	200100 - LAVERNE ORIG\MULTI									
School District	1-LAVERN - 1-LAVERNE									
Legal Description Lat/Long: 36.71004112 -99.89491961				N AND W SIDES OF HOUSE 4/23/2025						
LAWERNE ORIG BLOCK 50 LOTS 6-7				Building Permits						
				Number	Description	Opened	Closed	Amount		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					590/336	LOVE, JOHNNY D., ETUX	01/20/2004	10,500	Q	
Parcel Valuation										
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax		
Remove Cap		Land Value	2,800	2,800	12%	336	Assessed	2,955	198.55	
Year Frozen		Improvements	21,821	21,821		2,619	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	24,621	24,621		2,955	Total Taxable	2,955	199.00	
Assessment History										
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax			
2025	2025-300006036	OCHOA, MANUEL	202	24,621	0	2,851	192.00			
2024	2024-300006036	OCHOA, MANUEL	202	25,375	0	2,715	181.00			
2023	2023-300006036	OCHOA, MANUEL	202	24,231	0	2,586	174.00			
2022	2022-300006036	OCHOA, MANUEL	202	22,935	0	2,463	167.00			
2021	2021-300006036	OCHOA, MANUEL	202	19,547	0	2,346	162.00			
2020	2020-300006036	OCHOA, MANUEL	202	19,547	0	2,262	153.00			
2019	2019-0006036	OCHOA, MANUEL	202	19,547		2,155	129.00			
2018	2018-0006036	OCHOA, MANUEL	202	21,193		2,052	122.00			
2017	2017-0006036	OCHOA, MANUEL	202	20,396		1,954	117.00			
2016	2016-0006036	OCHOA, MANUEL	202	20,396		1,862	111.00			
2015	2015-0006036	OCHOA, MANUEL	202	20,147		1,773	106.00			
2014	2014-0006036	OCHOA, MANUEL	202	21,465		1,688	101.00			
2013	2013-0006036	OCHOA, MANUEL	202	28,623		1,608	96.00			



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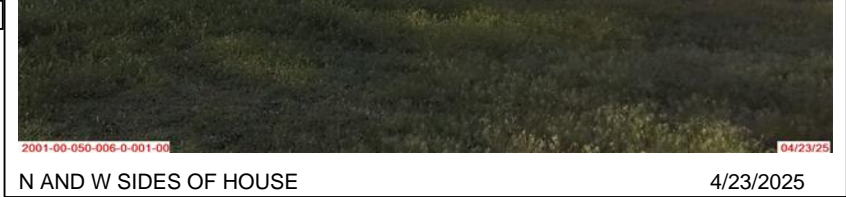
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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	50 x 140	
Lot Count		
Units Buildable	2800	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	7,000.00 x .40 = 2,800	
Factor Value		
Adjustments		
Lot Value	2,800	

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
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% 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	288 Carport - Dirt/Gravel
Remodel	
Year/Eff Age	1950 / 84



N AND W SIDES OF HOUSE 4/23/2025

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	+ 1,123
Roofing Adj	+ 4.67	Garage Cost	+ 1,336
Subfloor Adj	+ 0.00	Total RCN	= 96,379
Heat/Cool Adj	+ 1.73	Depreciation (80%)	- 77,103
Plumbing Adj	+ 7.59	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 19,276
Adj Base Cost	= 111.81	Lot Value	+ 2,800
Total Area	x 840	Indicated Value	= 22,076
Adjusted Cost	= 93,920	Value Per SqFt	26.28

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	19,276		
Lot Value	2,800		
Indicated Value	22,076	26.28	Per SqFt
Agland Value			
Site Improvements	2,638		
Total Value	24,714	29.42	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	5188	10x4		40	9.78		391
PRCH	Slab Porch - Covered	5189	8x4		32	22.86		732



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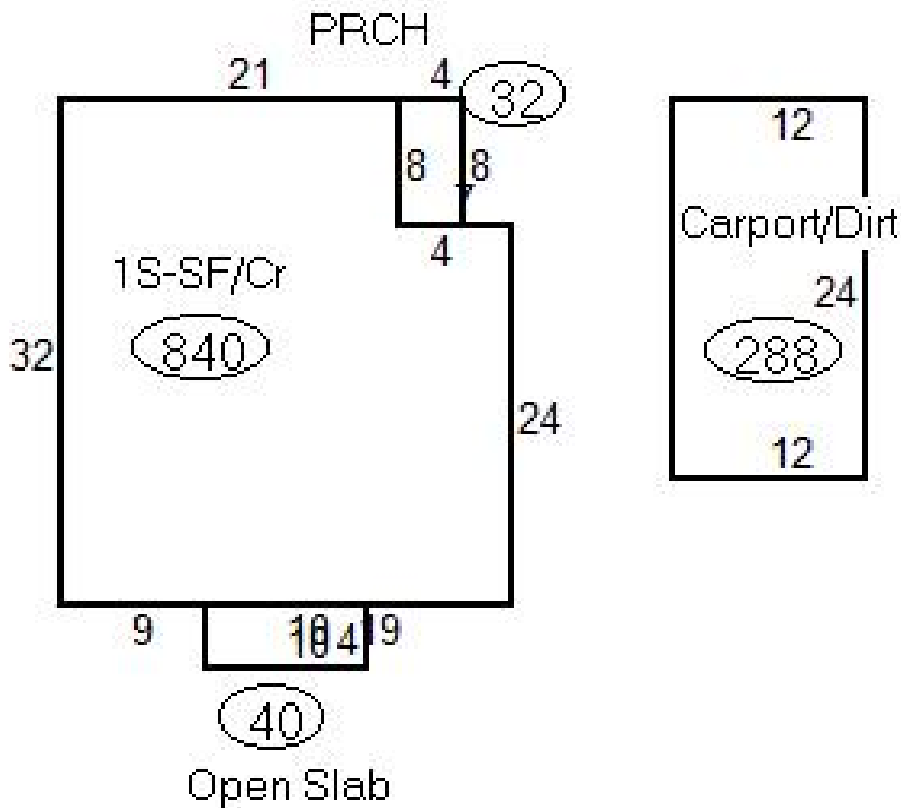
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Open Slab	40	1.000	40
2	M	PRCH		20	PRCH	32	1.000	32
3	R	1	Crawl	20	1S-SF/Cr	840	1.000	840
4	G	7		20	Carport/Dirt	288	1.000	288
Total Building Area						840		840



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Metal East	17x14x8	Base		238
	Qual	3	Cond 3	Year	2015	Eff Age 11
		Valuation Summary	Modifier Total	RCN	Depr (44% Phys/ 0% Func)	RCNLD
		Base Cost (19.79 x 238)	4,710		4,710	2,072
						2,638