




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 300006252 <b>Parcel ID</b> 2001-00-076-010-0-001-00 <b>Cadastral ID</b> 2001-076-010-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 3 <b>Tax Area</b> 202 - 1T-LAVERNE-C <b>Name ID</b> 15282 OCHOA, DAVID & JUDITH ROMERO OCHOA  PO BOX 155 LAVERNE OK 73848-0000  <b>Parcel Location</b> <b>Situs</b> 00221 NW FOURTH ST <b>Subdivision</b> LAVERNE ORIG. <b>Lot/Block</b> 0010 / 0076 <b>Parcel Size</b> 3 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 200100 - LAVERNE ORIG\MULTI <b>School District</b> 1-LAVERN - 1-LAVERNE																			
HOUSE										4/24/2025									
Legal Description					Building Permits														
Lat/Long: 36.70475122 -99.88380889					<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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
LAVERNE ORIG BLOCK 76 LOTS 10-11-12																			
Exemptions					Sale History														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
					750/713	OHAIR, TIMOTHY J. &	02/06/2020	39,000											
Parcel Valuation																			
<b>Source</b>	<b>REAL</b>	<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	67.190	<b>Current Tax</b>											
Remove Cap	2021	Land Value	4,200	2,870	12%	344	Assessed	4,602	309.21										
Year Frozen	2014	Improvements	51,061	35,482		4,258	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	55,261	38,352		4,602	Total Taxable	4,602	309.00										
Assessment History																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-300006252	OCHOA, DAVID &			202	55,261	0	4,383	294.00										
2024	2024-300006252	OCHOA, DAVID &			202	60,874	0	4,174	278.00										
2023	2023-300006252	OCHOA, DAVID &			202	57,016	0	3,976	267.00										
2022	2022-300006252	OCHOA, DAVID &			202	55,459	0	3,787	256.00										
2021	2021-300006252	OCHOA, DAVID &			202	53,968	0	3,787	261.00										
2020	2020-300006252	OCHOA, DAVID &			202	53,968	1000	2,787	189.00										
2019	2019-0006252	OHAIR, CLAUDE			202	53,968		2,786	166.00										
2018	2018-0006252	OHAIR, CLAUDE			202	58,299		2,786	166.00										
2017	2017-0006252	OHAIR, CLAUDE			202	55,957		2,786	166.00										
2016	2016-0006252	OHAIR, CLAUDE			202	55,957		2,786	166.00										
2015	2015-0006252	OHAIR, CLAUDE			202	55,228		2,786	166.00										
2014	2014-0006252	OHAIR, CLAUDE			202	59,101		2,786	166.00										
2013	2013-0006252	OHAIR, CLAUDE			202	65,480		2,786	166.00										



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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	60% Frame, Siding, Wood 40% Veneer, Stone
Base/Total Area	1,696 / 1,696
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	416 Attached Garage - Unfinished
Remodel	PARTIAL -
Year/Eff Age	1940 / 78

### 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	45,938		
Lot Value	4,200		
Indicated Value	50,138	29.56	Per SqFt
Agland Value			
Site Improvements	2,281		
Total Value	52,419	30.91	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	86.20	Total Misc Impr	+ 2,135
Roofing Adj	+ 3.87	Garage Cost	+ 11,888
Subfloor Adj	+ 0.00	Total RCN	= 191,408
Heat/Cool Adj	+ 10.77	Depreciation ( 76%)	- 145,470
Plumbing Adj	+ 3.76	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 45,938
Adj Base Cost	= 104.59	Lot Value	+ 4,200
Total Area	x 1,696	Indicated Value	= 50,138
Adjusted Cost	= 177,385	Value Per SqFt	29.56

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	5781	8x5	1940	40	22.83		913
PATO	Slab Porch - Open	5783	16x8	1990	128	9.55		1,222



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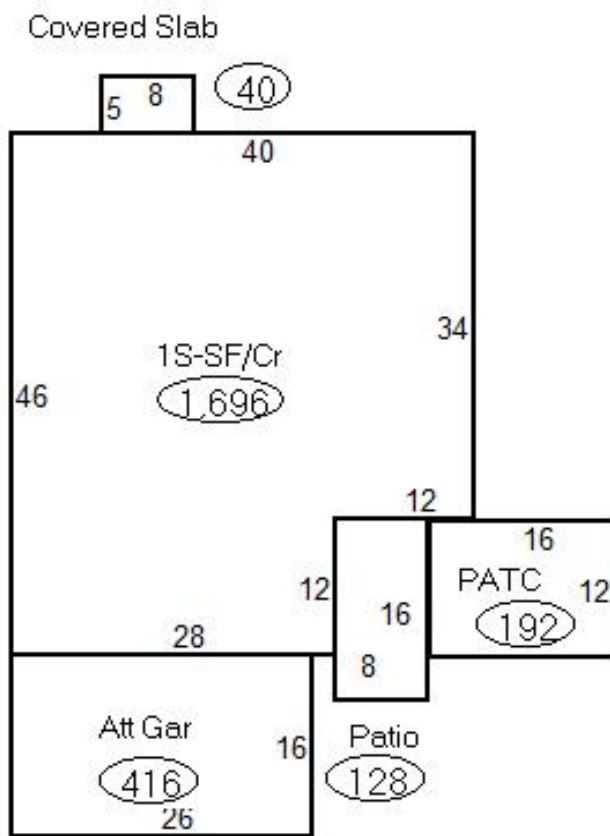
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	Covered Slab	40	1.000	40
2	G	1		20	Att Gar	416	1.000	416
3	M	PATO		20	Patio	128	1.000	128
4	O	PATC		20	PATC	192	1.000	192
5	R	1	Crawl	20	1S-SF/Cr	1,696	1.000	1,696
<b>Total Building Area</b>						1,696		1,696



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete Walks	25x3x0	Concrete		75
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.43 x 75)		557	557	446	111
	PATC	Patio - Covered	16x12x8	Concrete	Formed Metal	192
	Qual	2	Cond 2	Year 2000	Eff Age 31	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (79% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (13.42 x 192)		2,577	2,577	2,036	541
	PACN	Paving - Concrete Drive/Shed	22x10x0	Concrete		220
	Qual	3	Cond 3	Year 1994	Eff Age 32	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (5.34 x 220)		1,175	1,175	940	235
	SHDS	Shed - Small	22x13x8	Dirt	Composition Shingle	286
	Qual	2	Cond 3	Year 1994	Eff Age 32	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (11.84 x 286)		3,386	3,386	2,709	677
	PACN	Paving - Concrete / DRIVEWAY	18x15x0	Concrete		270
	Qual	2	Cond 3	Year 1990	Eff Age 36	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.12 x 270)		1,112	1,112	890	222
	CPDT	Carport - Detached	20x16x8	Concrete	Formed Metal	320
	Qual	3	Cond 3	Year 1990	Eff Age 36	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.74 x 320)		2,477	2,477	1,982	495