



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:19:31
 Page 1

Assessment Data					Primary Image									
Account	300006254													
Parcel ID	2001-00-076-013-0-002-00													
Cadastral ID	2001-076-013-00-0-002-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	3											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	15284													
OCHOA, DAVID														
P O BOX 155 LAVERNE OK 73848-0000														
Parcel Location														
Situs	00411 N TEXAS													
Subdivision	LAVERNE ORIG.													
Lot/Block	0013 / 0076	Parcel Size	1.5 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
HOUSE 4/24/2025														
Legal Description Lat/Long: 36.70818984 -99.88813794														
LAVERNE ORIG BLOCK 76 LOTS N 70' OF 13-14-15 TAX WARRANT BK 783 PG 409; BK 784 PG 801														
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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	580/723	SMITH, BESSIE O.	01/28/2003	12,000	U					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	2,100	2,100	12%	252	Assessed	6,259	420.54					
Year Frozen		Improvements	50,063	50,063		6,007	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-68.00					
TIF Project ID	0	Total Value	52,163	52,163		6,259	Total Taxable	5,259	353.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300006254	OCHOA, DAVID	202	52,163	1000	5,144	346.00							
2024	2024-300006254	OCHOA, DAVID	202	56,509	1000	4,965	330.00							
2023	2023-300006254	OCHOA, DAVID	202	54,257	1000	4,791	322.00							
2022	2022-300006254	OCHOA, DAVID	202	47,084	1000	4,623	313.00							
2021	2021-300006254	OCHOA, DAVID	202	30,067	1000	2,608	180.00							
2020	2020-300006254	OCHOA, DAVID	202	30,067	1000	2,563	174.00							
2019	2019-0006254	OCHOA, DAVID	202	30,067		2,459	147.00							
2018	2018-0006254	OCHOA, DAVID	202	32,263		2,358	141.00							
2017	2017-0006254	OCHOA, DAVID	202	31,074		2,261	135.00							
2016	2016-0006254	OCHOA, DAVID	202	31,074		2,166	129.00							
2015	2015-0006254	OCHOA, DAVID	202	30,702		2,074	124.00							
2014	2014-0006254	OCHOA, DAVID	202	32,668		1,984	118.00							
2013	2013-0006254	OCHOA, DAVID	202	45,441		1,898	113.00							



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:19:31
 Page 2

Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	75 x 70	
Lot Count		
Units Buildable	2100	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	5,250.00 x .40 = 2,100	
Factor Value		
Adjustments		
Lot Value	2,100	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,592 / 1,592
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,592
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	REFRESH -
Year/Eff Age	1940 / 76

HOUSE 4/24/2025

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	83.97	Total Misc Impr	+ 11,041
Roofing Adj	+ 4.60	Garage Cost	+
Subfloor Adj	+ -1.86	Total RCN	= 172,597
Heat/Cool Adj	+ 10.77	Depreciation (74%)	- 127,722
Plumbing Adj	+ 4.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 44,875
Adj Base Cost	= 101.48	Lot Value	+ 2,100
Total Area	x 1,592	Indicated Value	= 46,975
Adjusted Cost	= 161,556	Value Per SqFt	29.51

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	44,875		
Lot Value	2,100		
Indicated Value	46,975	29.51	Per SqFt
Agland Value			
Site Improvements	5,261		
Total Value	52,236	32.81	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	5790	28x10	1940	280	39.22		10,982
PATO	Slab Porch - Open	5791	3x2	1940	6	9.78		59



Harper

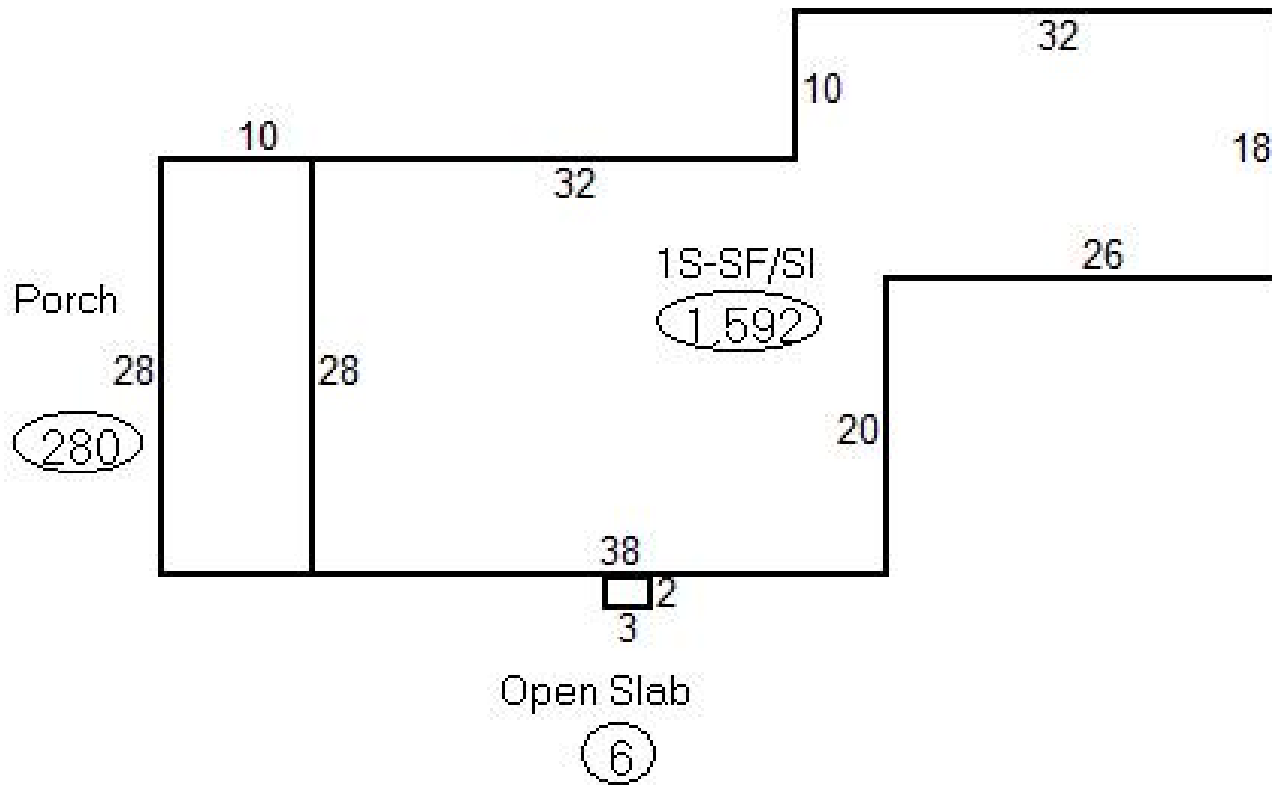
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:19:31
 Page 3

Sketch Image

300006254



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	280	1.000	280
2	M	PATO		20	Open Slab	6	1.000	6
3	R	1	Slab	20	1S-SF/Sl	1,592	1.000	1,592
Total Building Area						1,592		1,592



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:19:31
 Page 4

300006254

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete Walks-Back	53x4x0	Concrete		212
	Qual 3	Cond 3	Year 2014	Eff Age 12		

Valuation Summary	Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD
Base Cost (5.46 x 212)	1,158		1,158	799
				359



CPDT	Carport - Detached	44x26x8	Concrete	Formed Metal	1,144
Qual 3	Cond 3	Year 2009	Eff Age 17		

Valuation Summary	Modifier Total	RCN	Depr (62% Phys/ % Func)	RCNLD
Base Cost (7.91 x 1,144)	9,049		9,049	5,610
				3,439



SHDS	Shed - Small	12x12x8	Concrete	Formed Metal	144
Qual 3	Cond 3	Year 2009	Eff Age 17		

Valuation Summary	Modifier Total	RCN	Depr (54% Phys/ % Func)	RCNLD
Base Cost (22.09 x 144)	3,181		3,181	1,718
				1,463