



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image									
Account	300006323													
Parcel ID	2001-00-083-016-0-001-00													
Cadastral ID	2001-083-016-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	3											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	15332													
HOCH, ROY F. JR. ETUX														
PO BOX 655 LAVERNE OK 73848-0000														
Parcel Location														
Situs	00216 NW FOURTH ST													
Subdivision	LAVERNE ORIG.													
Lot/Block	0016 / 0083	Parcel Size	3 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
HOUSE 4/30/2025														
Legal Description Lat/Long: 36.70549329 -99.89153265														
LAVERNE ORIG. BLOCK 83 LOTS 16-17-18														
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										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap	2020	Land Value	4,200	4,200	12%	504	Assessed	12,626	848.34					
Year Frozen		Improvements	107,728	101,012		12,122	Penalty	0						
Uncapped Value	0	Mobile Home	0	0	0	Exemption	1,000	-67.00						
TIF Project ID	0	Total Value	111,928	105,212	12,626	Total Taxable	11,626	781.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300006323	HOCH, ROY F. JR. ETUX	202	111,928	1000	11,258	756.00							
2024	2024-300006323	HOCH, ROY F. JR. ETUX	202	121,361	1000	10,901	725.00							
2023	2023-300006323	HOCH, ROY F. JR. ETUX	202	112,811	1000	10,554	709.00							
2022	2022-300006323	HOCH, ROY F. JR. ETUX	202	94,113	1000	10,218	692.00							
2021	2021-300006323	HOCH, ROY F. JR. ETUX	202	90,759	1000	9,892	683.00							
2020	2020-300006323	HOCH, ROY F. JR. ETUX	202	90,759	1000	9,892	670.00							
2019	2019-0006323	HOCH, ROY F. JR. ETUX	202	86,160		8,411	502.00							
2018	2018-0006323	HOCH, ROY F. JR. ETUX	202	92,423		8,137	486.00							
2017	2017-0006323	HOCH, ROY F. JR. ETUX	202	90,976		7,871	470.00							
2016	2016-0006323	HOCH, ROY F. JR. ETUX	202	93,060		7,613	454.00							
2015	2015-0006323	HOCH, ROY F. JR. ETUX	202	91,922		7,363	439.00							
2014	2014-0006323	HOCH, ROY F. JR. ETUX	202	100,302		7,118	425.00							
2013	2013-0006323	HOCH, ROY F. JR. ETUX	202	136,887		6,882	411.00							



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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	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,216 / 2,216
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	480 Total, 480 Partition
Garage Type	264 Built-In Garage
Remodel	
Year/Eff Age	1965 / 61

HOUSE	4/30/2025
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GRM Approach	
GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression	
MRA Code	
Adusted 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	83.96	Total Misc Impr	+ 14,133
Roofing Adj	+ 4.50	Garage Cost	+ 7,398
Subfloor Adj	+ 0.00	Total RCN	= 270,100
Heat/Cool Adj	+ 10.77	Depreciation (63%)	- 170,163
Plumbing Adj	+ 4.42	Lump Sums	+ 0
Basement Adj	+ 8.52	RCNLD	= 99,937
Adj Base Cost	= 112.17	Lot Value	+ 4,200
Total Area	x 2,216	Indicated Value	= 104,137
Adjusted Cost	= 248,569	Value Per SqFt	46.99

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	99,937		
Lot Value	4,200		
Indicated Value	104,137	46.99	Per SqFt
Agland Value			
Site Improvements	7,339		
Total Value	111,476	50.31	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WDBS	Wood Burning Stove	0		1 1965	1	1,874.09		1,874
FPR2	1 2st Msn Cls A	0		1 1965	1	5,409.41		5,409
RSPC	Raised Slab Porch - Covered	6003	19x5	1965	95	40.09		3,809
PATC	Patio - Covered	6004	24x8	2000	192	15.84		3,041



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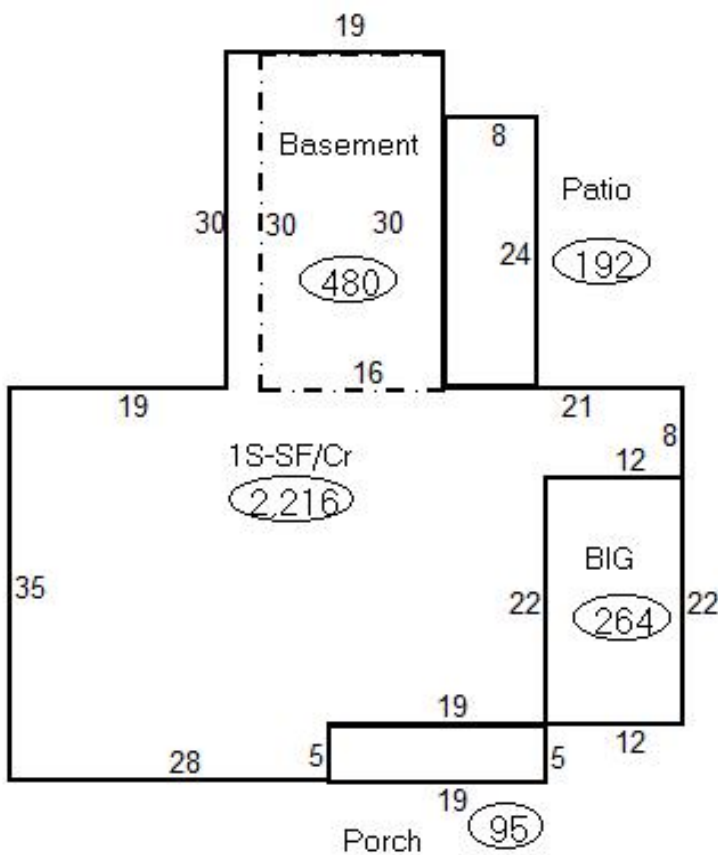
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	8		20	BIG	264	1.000	264
2	M	RSPC		20	Porch	95	1.000	95
3	M	PATC		20	Patio	192	1.000	192
4	B	1		20	Basement	480	1.000	480
5	R	1	Crawl	20	1S-SF/Cr	2,216	1.000	2,216
Total Building Area						2,216		2,216



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	30x18x10	Concrete	Formed Metal	540
	Qual	2	Cond 2	Year 2009	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
	Base Cost (14.20 x 540)		7,668	7,668	4,524	3,144
	PACN	Paving - Concrete DRIVEWAY	30x12x0	Concrete		360
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.18 x 360)		1,505	1,505	1,204	301
	PACN	Paving - Concrete BACK SIDEWALK	50x3x0	Concrete		150
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (6.35 x 150)		953	953	762	191
	GRDT	Garage - Detached	32x26x10	Concrete	Composition Shingle	832
	Qual	2	Cond 2	Year 1970	Eff Age 67	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (21.06 x 832)		17,522	17,522	14,018	3,504
	PACN	Paving - Concrete / DRIVEWAY	20x8x0	Concrete		160
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (6.21 x 160)		994	994	795	199