



# 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	300000760													
Parcel ID	0000-21-25N-25W-4-001-00													
Cadastral ID	0000-25N-25W-21-4-001-00													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	4											
Tax Area	101 - 1R-LAVERNE													
Name ID	24101													
MOBLEY, CURTIS														
17583 US HWY 412 LAVERNE OK 73848-0000														
Parcel Location														
Situs	17587 US 412 HWY													
Subdivision														
Lot/Block	/	Parcel Size	6.55 - Acres											
Sec/Twn/Rng	21 / 25 / 25 / 4													
Neighborhood	1000 - COUNTY													
School District	1-LAVERN - 1-LAVERNE													
17583 US HWY 412 LAVERNE OK 73848-0000														
5/17/2022														
Legal Description Lat/Long: 36.64776013 -99.96516980														
SEC.21-25-25 TRACT IN SE4SE4 BOOK 758 PAGE 55														
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					
					758/55	MOBLEY, CURTIS &	02/24/2021	0	04					
					745/731	MORRIS, PAT	07/15/2019	13,000	04					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap	2020	Land Value	9,163	9,163	12%	1,100	Assessed	6,009	403.74					
Year Frozen		Improvements	40,980	40,912		4,909	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	50,143	50,075		6,009	Total Taxable	6,009	404.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300000760	MOBLEY, CURTIS	101	50,143	0	5,723	385.00							
2024	2024-300000760	MOBLEY, CURTIS	101	53,093	0	5,450	362.00							
2023	2023-300000760	MOBLEY, CURTIS &	101	50,399	0	5,191	349.00							
2022	2022-300000760	MOBLEY, CURTIS &	101	41,199	0	4,944	335.00							
2021	2021-300000760	MOBLEY, CURTIS &	101	41,199	0	4,944	341.00							
2020	2020-300000760	MOBLEY, CURTIS &	101	41,199	0	4,944	335.00							
2019	2019-0000760	MORRIS, PAT	101	45,954		4,709	281.00							
2018	2018-0000760	MORRIS, JOHN D. &	101	43,091		4,485	268.00							
2017	2017-0000760	MORRIS, JOHN D. &	101	41,459		4,271	255.00							
2016	2016-0000760	MORRIS, JOHN D. &	101	41,459		4,068	243.00							
2015	2015-0000760	MORRIS, JOHN D. &	101	40,953		3,874	231.00							
2014	2014-0000760	MORRIS, PAT	101	41,389		2,690	161.00							
2013	2013-0000760	MORRIS, PAT	101	42,252		2,582	154.00							



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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities  Method Acre Base Lot Value 6.55 x 1,398.93 = 9,163 Factor Value Adjustments Lot Value 9,163		

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2.8 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,440 / 1,440
Style	100% One Story
HVAC	100% Warmed & Cooled Air 1 Wall Air Conditioner
Roof Cover	8 Metal, Formed Seams
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1965 / 73

1	5/17/2022
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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	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	39,724		
Lot Value	9,163		
Indicated Value	48,887	33.95	Per SqFt
Agland Value			
Site Improvements			
Total Value	48,887	33.95	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	80.55	Total Misc Impr	+ 2,666
Roofing Adj	+ 4.75	Garage Cost	+ 0
Subfloor Adj	+ 0.38	Total RCN	= 147,127
Heat/Cool Adj	+ 10.37	Depreciation ( 73%)	- 107,403
Plumbing Adj	+ 4.27	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 39,724
Adj Base Cost	= 100.32	Lot Value	+ 9,163
Total Area	x 1,440	Indicated Value	= 48,887
Adjusted Cost	= 144,461	Value Per SqFt	33.95

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WDBS	1 1st Stv Cls A	0		1	1	1,804.75		1,805
PATO	OpnPorch Cls D	274	4x4		16	9.56		153
PRCH	Slab Porch - Covered	276	8x4		32	22.11		708



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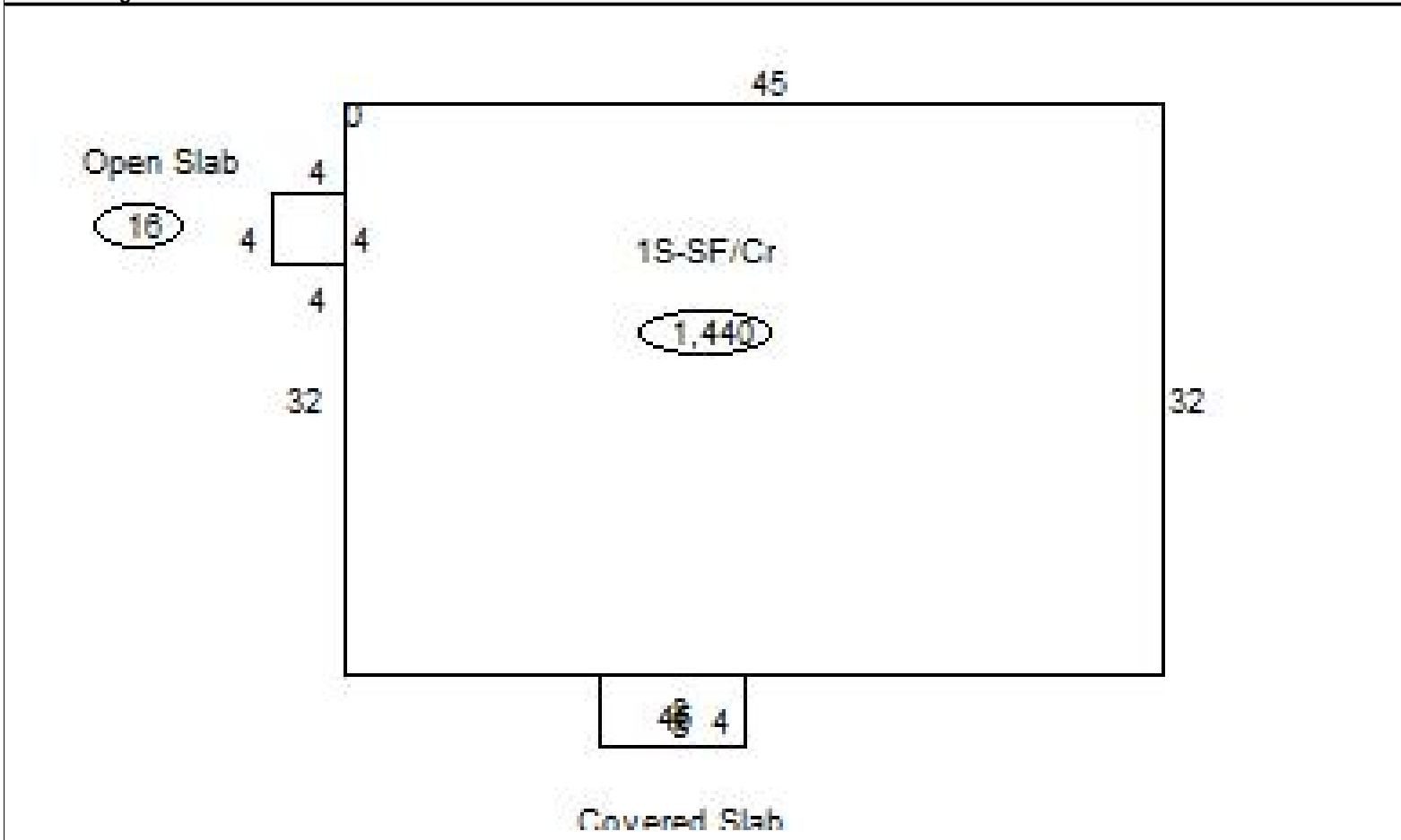
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Sketch Image

300000760



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Open Slab	16	1.000	16
2	R	1	Crawl	20	1S-SF/Cr	1,440	1.000	1,440
3	M	PRCH		20	Covered Slab	32	1.000	32
<b>Total Building Area</b>						<b>1,440</b>		<b>1,440</b>