



# 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	300000764													
Parcel ID	0000-21-25N-25W-4-005-00													
Cadastral ID	0000-25N-25W-21-4-005-00													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	4											
Tax Area	101 - 1R-LAVERNE													
Name ID	16479													
MOBLEY, CURTIS														
17583 US HWY 412 LAVERNE OK 73848-0000														
Parcel Location														
Situs	17583 US 412 HWY													
Subdivision														
Lot/Block	/	Parcel Size	10.08 - Acres											
Sec/Twn/Rng	21 / 25 / 25 / 4													
Neighborhood	1000 - COUNTY													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.70065336 -99.93441371														
SEC. 21-25-25 10.08 AC TRACT IN SESE														
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, PATTI &	02/24/2021		04					
					/	MOBLEY, PATTI &								
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	11,810	11,810	12%	1,417	Assessed	6,554	440.36					
Year Frozen		Improvements	6,315	1,901		228	Penalty	0						
Uncapped Value	0	Mobile Home	47,021	40,910		4,909	Exemption	0	0.00					
TIF Project ID	0	Total Value	65,146	54,621		6,554	Total Taxable	6,554	440.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300000764	MOBLEY, CURTIS	101	65,146	0	6,242	419.00							
2024	2024-300000764	MOBLEY, CURTIS	101	65,820	0	5,945	395.00							
2023	2023-300000764	MOBLEY, CURTIS	101	58,144	0	5,662	380.00							
2022	2022-300000764	MOBLEY, CURTIS	101	44,938	0	5,392	365.00							
2021	2021-300000764	MOBLEY, CURTIS	101	44,938	0	5,392	372.00							
2020	2020-300000764	MOBLEY, PATTI &	101	44,938	0	5,392	365.00							
2019	2019-0000764	MOBLEY, PATTI &	101	44,938		5,392	322.00							
2018	2018-0000764	MOBLEY, PATTI &	101	45,095		5,411	323.00							
2017	2017-0000764	MOBLEY, PATTI &	101	45,039		5,329	318.00							
2016	2016-0000764	MOBLEY, PATTI &	101	49,598		5,174	309.00							
2015	2015-0000764	MOBLEY, PATTI &	101	45,808		5,024	300.00							
2014	2014-0000764	MOBLEY, PATTI &	101	36,241		3,996	238.00							
2013	2013-0000764	MOBLEY, PATTI &	101	38,955		3,880	232.00							



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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 10.08 Topography Street Access Utilities Amenities  Method Acre Base Lot Value 10.08 x 1,171.63 = 11,810 Factor Value Adjustments Lot Value 11,810		

Residential Data	
Type	6 Mobile Home 64 x 28
Condition	3 - Average
Quality	3 - Average
Architecture	DWMH Multi-wide MH
Style	100% Double Wide
Exterior Wall	100% Lap
Base/Total Area	1,792 / 1,792
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1993 / 33



### 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	45,112		
Lot Value	11,810		
Indicated Value	56,922	31.76	Per SqFt
Agland Value			
Site Improvements	6,202		
Total Value	63,124	35.23	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	46.84	Total Misc Impr	+ 4,327
Roofing Adj	+ 2.17	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 104,912
Heat/Cool Adj	+ 2.06	Depreciation ( 57%)	- 59,800
Plumbing Adj	+ 5.06	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 45,112
Adj Base Cost	= 56.13	Lot Value	+ 11,810
Total Area	x 1,792	Indicated Value	= 56,922
Adjusted Cost	= 100,585	Value Per SqFt	31.76

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	Wood Deck - Covered	280	109		109	39.70		4,327



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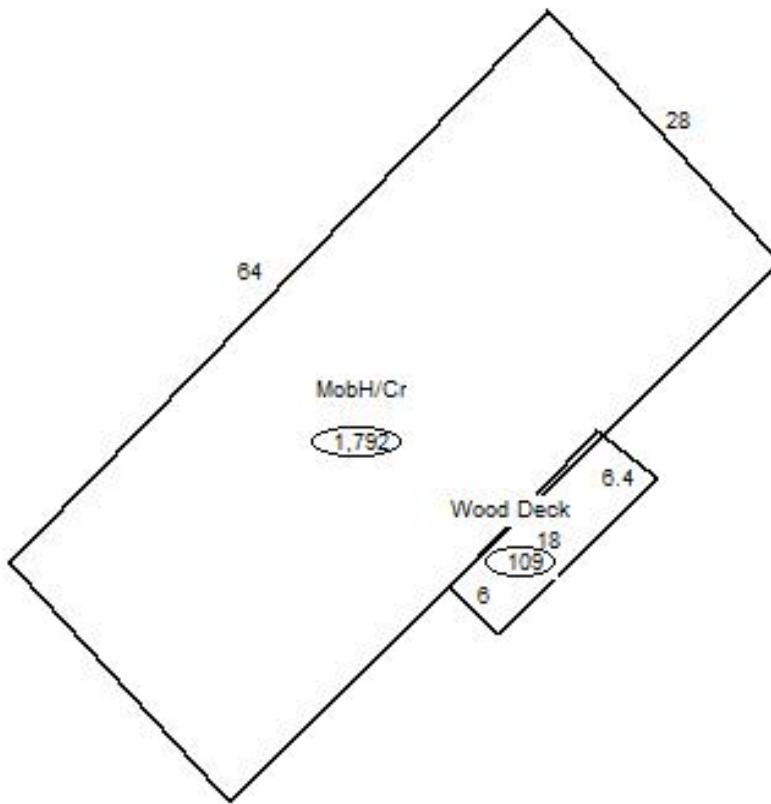
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14	Crawl	20	MobH/Cr	1,792	1.000	1,792
2	M	WODC		20	Wood Deck	109	1.000	109
<b>Total Building Area</b>						1,792		1,792



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	SHDS	Shipping/Storage Container	20x10x8		Formed Metal	200		
	Qual	3	Cond	3	Year	2010	Eff Age	16
				0				
				0				
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>		
Base Cost (21.98 x 200)		4,396			4,396	2,286	2,110	
	SHDS	Shipping/Storage Container	20x10x8		Formed Metal	200		
	Qual	3	Cond	3	Year	2010	Eff Age	16
				0				
				0				
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>		
Base Cost (20.88 x 200)		4,176			4,176	2,172	2,004	
	GRNR	Greenhouse - Residential	30x15x6		Formed Metal	450		
	Qual	3	Cond	3	Year	2005	Eff Age	16
				0				
				0				
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (43% Phys/ % Func)</b>	<b>RCNLD</b>		
Base Cost (3.06 x 450)		1,377			1,377	592	785	
	SHDS	Yard Shed - Wood	16x10x6		Composition Shingle	160		
	Qual	3	Cond	3	Year	2005	Eff Age	21
				0				
				0				
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (61% Phys/ % Func)</b>	<b>RCNLD</b>		
Base Cost (20.89 x 160)		3,342			3,342	2,039	1,303	