




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	300006163			 <p>FRONT OF HOUSE 4/30/2025</p>							
Parcel ID	2001-00-063-005-0-001-00										
Cadastral ID	2001-063-005-00-0-001-00										
Property Type	REAL - Real Property										
Property Class	UR	VI Area	3								
Tax Area	202 - 1T-LAVERNE-C										
Name ID	24531										
CURTIS, JORDI											
804 W. OKLAHOMA DR. LAVERNE OK 73848-											
Parcel Location											
Situs	00509 NW SECOND ST										
Subdivision	LAVERNE ORIG.										
Lot/Block	0005 / 0063	Parcel Size	2 - Lots								
Sec/Twn/Rng	/ / /										
Neighborhood	200100 - LAVERNE ORIG\MULTI										
School District	1-LAVERN - 1-LAVERNE										
Legal Description	Lat/Long: 36.71108936 -99.89616978			Building Permits							
LAVERNE ORIG BLOCK 63 LOTS 5-6 BOOK 759 PAGE 736				Number	Description	Opened	Closed	Amount			
Exemptions				Sale History							
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code		
					759/736	BYERS, AMANDA &	05/11/2021	25,000	16		
					728/214	RADFORD, DAYNA	08/14/2017	22,000	04		
					699/264	FLYNN, TERENCE ANDREW	06/02/2014	38,500			
					595/480	HAMILTON, LAWRENCE B. ETA	06/17/2004	25,000	U		
					530/562	OLMSTEAD, DEBRA J.	12/10/1997	25,000	PQ		
Parcel Valuation											
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax		
Remove Cap	2022	Land Value	2,800	2,800	12%	336	Assessed	7,121	478.46		
Year Frozen		Improvements	62,298	56,544		6,785	Penalty	0			
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00		
TIF Project ID	0	Total Value	65,098	59,344		7,121	Total Taxable	7,121	478.00		
Assessment History											
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300006163	CURTIS, JORDI			202	65,098	0	6,782	456.00		
2024	2024-300006163	CURTIS, JORDI			202	70,031	0	6,459	430.00		
2023	2023-300006163	CURTIS, JORDI			202	56,331	0	6,152	413.00		
2022	2022-300006163	CURTIS, JORDI			202	48,824	0	5,859	397.00		
2021	2021-300006163	CURTIS, JORDI			202	44,874	1000	4,385	303.00		
2020	2020-300006163	MARSH, RANDY			202	44,874	1000	4,385	297.00		
2019	2019-0006163	MARSH, RANDY			202	45,717		4,486	268.00		
2018	2018-0006163	MARSH, RANDY			202	49,635		4,956	296.00		
2017	2017-0006163	MARSH, RANDY			202	48,820		5,858	350.00		
2016	2016-0006163	QUICKEN LOANS INC.			202	49,687		5,860	350.00		
2015	2015-0006163	HUELKAMP, JARED			202	38,500		4,620	276.00		
2014	2014-0006163	HUELKAMP, JARED			202	31,432		3,772	225.00		
2013	2013-0006163	FLYNN, TERENCE ANDREW			202	42,180		3,737	223.00		



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Lot Data		Square-Foot - LAVERNE ORIGMULTI
Lot Size	50 x 140	
Lot Count		
Units Buildable	2800	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	7,000.00 x .40 = 2,800	
Factor Value		
Adjustments		
Lot Value	2,800	



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	924 / 924
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	
Remodel	STANDARD -
Year/Eff Age	1960 / 59

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	45,468		
Lot Value	2,800		
Indicated Value	48,268	52.24	Per SqFt
Agland Value			
Site Improvements	15,313		
Total Value	63,581	68.81	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	100.84	Total Misc Impr	+ 2,896
Roofing Adj	+ 4.52	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 116,585
Heat/Cool Adj	+ 10.77	Depreciation (61%)	- 71,117
Plumbing Adj	+ 6.90	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 45,468
Adj Base Cost	= 123.04	Lot Value	+ 2,800
Total Area	x 924	Indicated Value	= 48,268
Adjusted Cost	= 113,689	Value Per SqFt	52.24

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	Wood Deck - Covered	5500	12x5	2021	60	43.38		2,603
PATO	Patio - Open	5501	10x3		30	9.78		293



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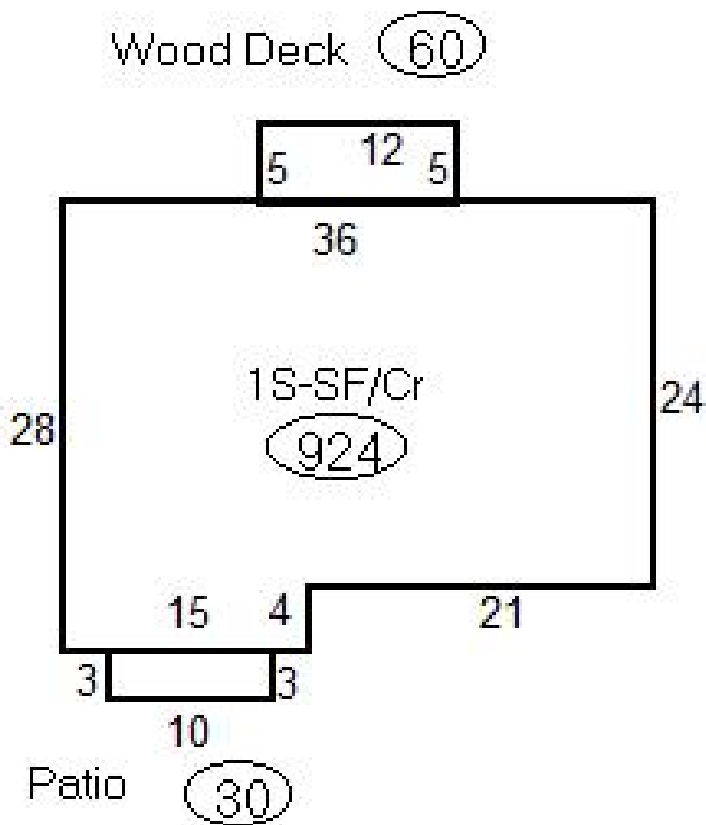
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	WODC		20	Wood Deck	60	1.000	60
2	M	PATO		20	Patio	30	1.000	30
3	R	1	Crawl	20	1S-SF/Cr	924	1.000	924
Total Building Area						924		924



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
 <p>2001-00-063-005-0-001-00 6163 06/04/2021</p>	PERG	Pergola *New 2022	18x5x8			90	
	Qual	3	Cond 3	Year 2022	Eff Age 3		
	Valuation Summary		Modifier Total	RCN	Depr (6% Phys/ % Func)	RCNLD	
		Base Cost (12.75 x 90)	1,148		1,148	69	1,079
	UTIL	Utility WO/F 2006	25x22x0		Formed Metal	550	
	Qual	4	Cond 3	Year 2013	Eff Age 13		
	Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ 0% Func)	RCNLD	
		Base Cost (32.38 x 550)	17,809		17,809	4,987	12,822
	SHDS	Shed, Wood	10x14x0			140	
	Qual	3	Cond 3	Year 2006	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ 0% Func)	RCNLD	
		Base Cost (21.96 x 140)	3,074		3,074	1,814	1,260
	PACN	Paving - Concrete/Alley shed gone	10x11x0			110	
	Qual	3	Cond 2	Year 1995	Eff Age 37		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (6.93 x 110)	762		762	610	152