



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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 Time 07:20:54  
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Assessment Data					Primary Image									
Account	300006342													
Parcel ID	2010-00-001-001-0-005-00													
Cadastral ID	2010-001-001-00-0-005-00													
Property Type	REAL - Real Property													
Property Class	UC	VI Area 1												
Tax Area	202 - 1T-LAVERNE-C													
Name ID	15343													
PATRICK, CURTIS														
PO BOX 578 LAVERNE OK 73848-0000														
Parcel Location														
Situs	00802 S BROADWAY													
Subdivision	ANDERSON ADDN													
Lot/Block	0001 / 0001	Parcel Size .46 - Acres												
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.71104265 -99.90415176														
ANDERSON ADD BLOCK 1 .46 ACRE BOOK 752 PAGE 565 BOOK 711 PAGE 693														
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					
					752/565	HORNEY, BARBARA A.	05/05/2020	31,000	Q					
					582/868	SELLS, VESTA V.	04/23/2003	30,000	MQ					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap	2021	Land Value	16,030	13,304	12%	1,596	Assessed	4,306	289.32					
Year Frozen		Improvements	24,858	22,581		2,710	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	40,888	35,885		4,306	Total Taxable	4,306	289.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300006342	PATRICK, CURTIS	202	40,888	0	4,101	276.00							
2024	2024-300006342	PATRICK, CURTIS	202	40,668	0	3,906	260.00							
2023	2023-300006342	PATRICK, CURTIS	202	31,000	0	3,720	250.00							
2022	2022-300006342	PATRICK, CURTIS	202	31,000	0	3,720	252.00							
2021	2021-300006342	PATRICK, CURTIS	202	31,000	0	3,720	257.00							
2020	2020-300006342	PATRICK, CURTIS	202	43,944	0	4,161	282.00							
2019	2019-0006342	HORNEY, BARBARA A.	202	43,944		3,962	236.00							
2018	2018-0006342	HORNEY, BARBARA A.	202	43,944		3,774	225.00							
2017	2017-0006342	HORNEY, BARBARA A.	202	46,513		3,595	215.00							
2016	2016-0006342	HORNEY, BARBARA A.	202	46,513		3,423	204.00							
2015	2015-0006342	HORNEY, BARBARA A.	202	45,022		3,260	195.00							
2014	2014-0006342	HORNEY, MARK	202	45,022		3,105	185.00							
2013	2013-0006342	HORNEY, MARK	202	84,056		2,957	176.00							



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Lot Data	Primary Image	
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 16030</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 13 LAVERNE COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 20,038.00 x .80 = 16,030</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 16,030</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 1,800</p> <p>Total Base Value 123,012</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 123,012</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 24,602</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 24,602</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 24,602</p> <p>Land Value 16,030</p> <p>Cost Approach Value 40,632 22.57/SqFt</p>	<p><b>Image Information</b></p> <p>Image ID 25354</p> <p>Image Date 3/13/2023</p> <p>Name 001.JPG</p> <p>Description 2010-00-001-001-0-005-00_001.JPG</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy &amp; Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value 16,030</p> <p>Total Appraised Value 40,632 22.57/SqFt</p>	



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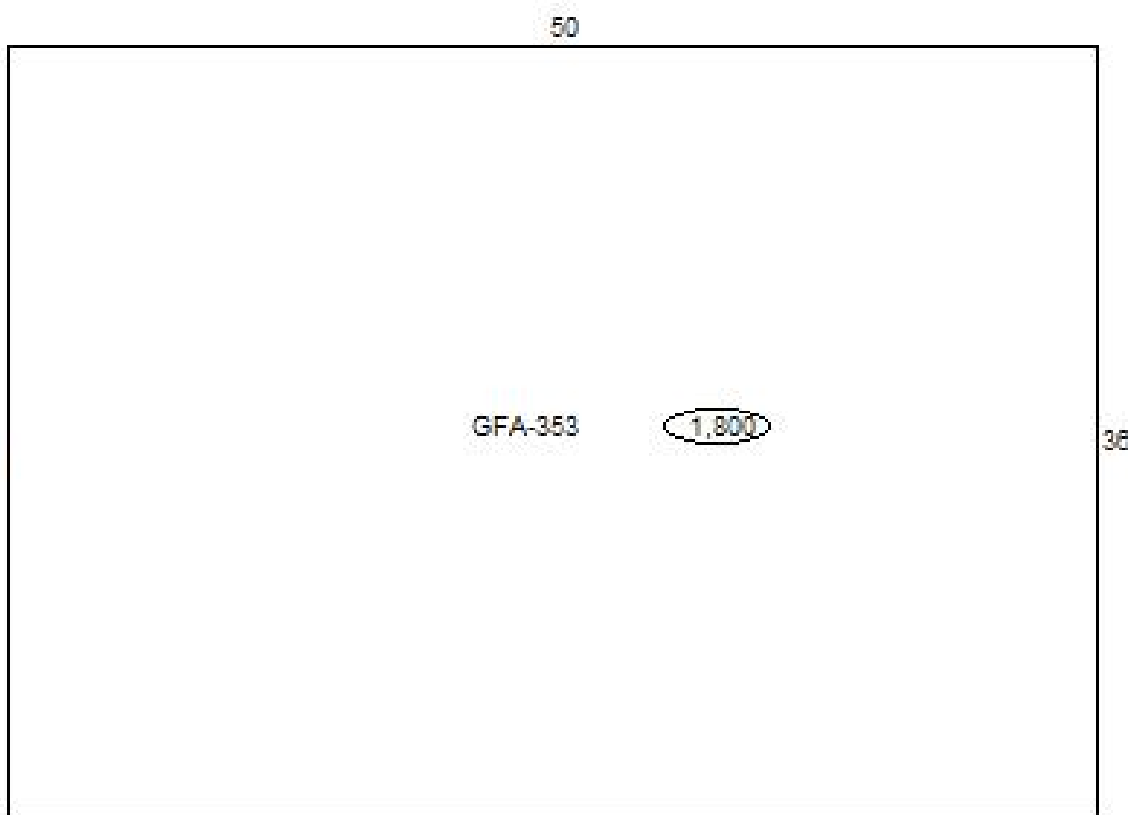
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Sketch Image

300006342



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	353		13	GFA-353	1,800	1.000	1,800
<b>Total Building Area</b>						<b>1,800</b>		<b>1,800</b>



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Account 300006342  
Parcel ID 2010-00-001-001-0-005-00  
Cadastral ID 2010-001-001-00-0-005-00

Tax Area Code 202  
Property Class UC  
Owners Name PATRICK, CURTIS

### Building Data

Building ID 191  
Building Sequence 1  
Occupancy 1 386 Mini-Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 1,800  
Average Perimeter 172  
Number Of Storys 1.00  
Average Wall Ht 12.00  
Year Built 1960  
Effective Age 79  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 2 - Fair  
Condition 2 - Fair  
Exterior Wall 117 - Single Metal, Tex Cover on Steel Frame  
Heating/Cooling 15 - No HVAC  
Roof Type Gable  
Roof Cover Metal

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1  
Finish Area - 1  
Finish Code - 2  
Finish Area - 2

### Building Image

### Image Information

Image Name  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 1  
Zone Description VI AREA 1  
Base Cost 41.28  
Wall Cost 27.06  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 68.34  
Total Area 1,800  
Base RCN 123,012  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 123,012  
Physical Depreciation 80%  
Functional Depreciation  
Total Depreciation 80% (98,410)  
Total RCNLD 24,602  
Lump Sums  
Total Building Value 24,602 \$ 13.67 Per SqFt