



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:25:00  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300006617 <b>Parcel ID</b> 2150-00-004-015-0-001-00 <b>Cadastral ID</b> 2150-004-015-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 4 <b>Tax Area</b> 202 - 1T-LAVERNE-C <b>Name ID</b> 15540 PATRICK, CURTIS C. JR & LANIE D. PATRICK  P O BOX 578 LAVERNE OK 73848-0000  <b>Parcel Location</b> <b>Situs</b> 00812 MISSOURI DR <b>Subdivision</b> SOUTH PARK ADDN <b>Lot/Block</b> 0015 / 0004 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 200300 - SOUTHPARK <b>School District</b> 1-LAVERN - 1-LAVERNE					<p>1 HOUSE / DRIVEWAY 4/14/2022</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.70147209 -99.89402593																																																																																																																									
SOUTH PARK ADD. BLOCK 4 LOT 15					<b>Building Permits</b> <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																																																																																																											
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Lot Data	Square-Foot - SOUTHPARK ADD	Primary Image
Lot Size	75 x 120	
Lot Count		
Units Buildable	4500	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	9,000.00 x .50 = 4,500	
Factor Value		
Adjustments		
Lot Value	4,500	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Vinyl
Base/Total Area	1,914 / 1,914
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	928 Total, 928 Minimum
Garage Type	504 Attached Garage - Finished
Remodel	PARTIAL -
Year/Eff Age	1974 / 41

1 HOUSE / DRIVEWAY 4/14/2022

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	

Cost Approach		Manual :	
Base Cost	84.81	Total Misc Impr	+ 5,194
Roofing Adj	+ 3.77	Garage Cost	+ 17,119
Subfloor Adj	+ 0.00	Total RCN	= 251,381
Heat/Cool Adj	+ 10.77	Depreciation ( 47%)	- 118,149
Plumbing Adj	+ 5.12	Lump Sums	+ 0
Basement Adj	+ 15.21	RCNLD	= 133,232
Adj Base Cost	= 119.68	Lot Value	+ 4,500
Total Area	x 1,914	Indicated Value	= 137,732
Adjusted Cost	= 229,068	Value Per SqFt	71.96

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	133,232		
Lot Value	4,500		
Indicated Value	137,732	71.96	Per SqFt
Agland Value			
Site Improvements	6,642		
Total Value	144,374	75.43	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1	1	4,783.32		4,783
PATO	Raised Slab Porch - Open	6899	7x6		42	9.78		411



Harper

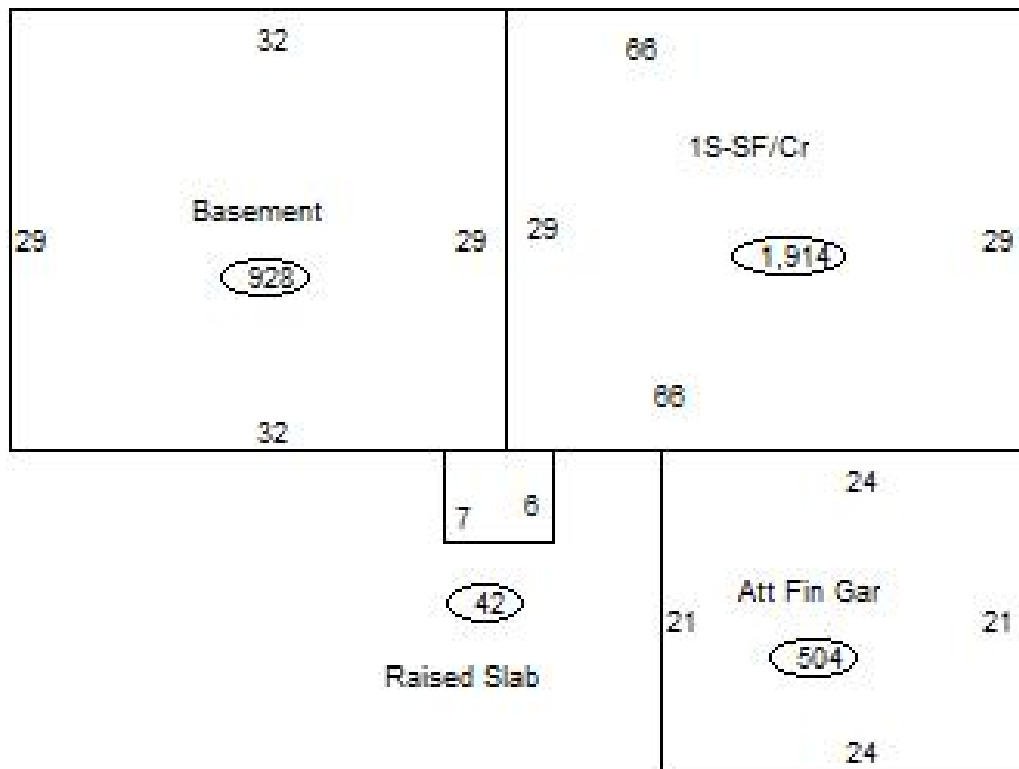
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Sketch Image

300006617



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,914	1.000	1,914
2	G	5		20	Att Fin Gar	504	1.000	504
3	B	1		20	Basement	928	1.000	928
4	M	PATO		20	Raised Slab	42	1.000	42
<b>Total Building Area</b>						1,914		1,914



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	WODO	Wood Deck - Open	30x16x0			480
	Qual	3	Cond 3	Year 2012	Eff Age 14	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (57% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (14.45 x 480)		6,936		6,936	3,954
	PACN	Paving - Concrete/ NORTH SIDEWALK	53x13x0			689
	Qual	3	Cond 3	Year 2012	Eff Age 14	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (77% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.13 x 689)		2,846		2,846	2,191
	PACN	Paving - Concrete/ WEST SIDEWALK	42x7x0			294
	Qual	3	Cond 3	Year 2012	Eff Age 14	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (77% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.28 x 294)		1,258		1,258	969
	SHDS	Yard Shed - Wood	16x12x10		Formed Metal	192
	Qual	3	Cond 3	Year 2010	Eff Age 16	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (20.96 x 192)		4,024		4,024	2,092
	PACN	Paving - Concrete DRIVEWAY	30x20x0			600
	Qual	3	Cond 3	Year 1974	Eff Age 52	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.14 x 600)		2,484		2,484	1,987
	PACN	Paving - Concrete /SIDEWALK	26x5x0			130
	Qual	3	Cond 3	Year 1974	Eff Age 52	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (6.64 x 130)		863		863	690
	PACN	Paving - Concrete /SIDEWALK	11x7x0			77
	Qual	3	Cond 3	Year 1974	Eff Age 52	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.40 x 77)		570		570	456