



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Time 07:25:06
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Assessment Data					Primary Image																																																																																																																				
Account 300006623 Parcel ID 2150-00-005-004-0-001-00 Cadastral ID 2150-005-004-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 4 Tax Area 202 - 1T-LAVERNE-C Name ID 15545 PATRICK, CURTIS C. III P O BOX 286 LAVERNE OK 73848-0000 Parcel Location Situs 00805 MISSOURI DR Subdivision SOUTH PARK ADDN Lot/Block 0004 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 200300 - SOUTHPARK School District 1-LAVERN - 1-LAVERNE					<p>2150-00-005-004-0-001-00 4/25/2022 ACCT. #6623</p> <p>1 4/26/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.69558795 -99.89255373 SOUTH PARK ADD. BLOCK 5 LOTS ALL 4 & 5; N21' OF 6 BOOK 756 PAGE 4																																																																																																																									
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Lot Data		Square-Foot - SOUTHPARK ADD	
Lot Size	161 x 120		
Lot Count			
Units Buildable	9660		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	19,320.00 x .50 = 9,660		
Factor Value			
Adjustments			
Lot Value	9,660		



1 4/26/2022

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,550 / 1,550
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	525 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1974 / 47

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	90.03	Total Misc Impr	+ 8,521
Roofing Adj	+ 3.94	Garage Cost	+ 14,106
Subfloor Adj	+ 0.00	Total RCN	= 191,345
Heat/Cool Adj	+ 10.77	Depreciation (52%)	- 99,499
Plumbing Adj	+ 4.11	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 91,846
Adj Base Cost	= 108.85	Lot Value	+ 9,660
Total Area	x 1,550	Indicated Value	= 101,506
Adjusted Cost	= 168,718	Value Per SqFt	65.49

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	91,846		
Lot Value	9,660		
Indicated Value	101,506	65.49	Per SqFt
Agland Value			
Site Improvements	580		
Total Value	102,086	65.86	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	Slab Porch - Open	6933	4x4		16	9.78		156
PATO	Slab Porch - Open	6934	14x14		196	9.02		1,768
RSPC	Raised Slab Porch - Covered	6936	9x5		45	40.32		1,814



Harper

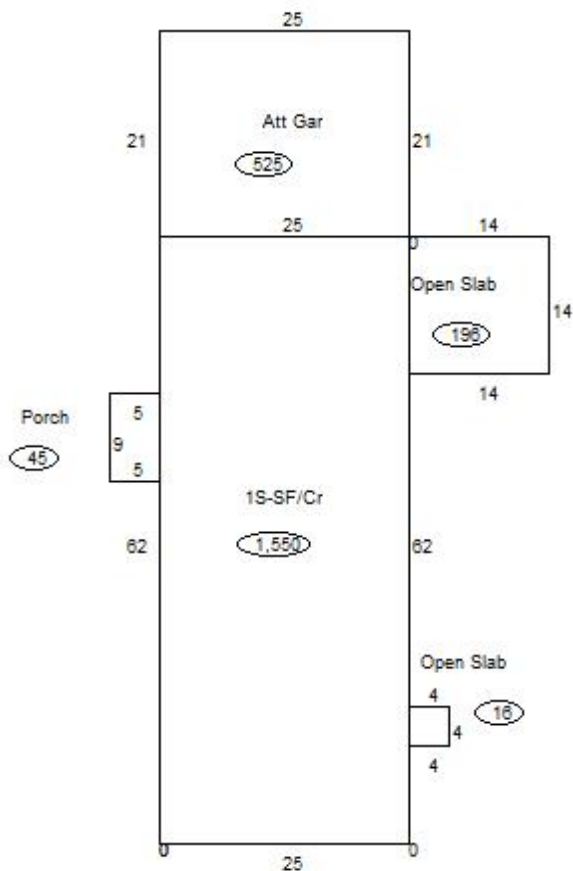
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,550	1.000	1,550
2	M	PATO		20	Open Slab	16	1.000	16
3	M	PATO		20	Open Slab	196	1.000	196
4	G	1		20	Att Gar	525	1.000	525
5	M	RSPC		20	Porch	45	1.000	45
Total Building Area						1,550		1,550



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete Driveway	26x27x0			702
	Qual 3	Cond 3	Year 1974	Eff Age 52		
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.13 x 702)		2,899	2,899	2,319	580