



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:25:52
 Page 1

Assessment Data					Primary Image									
Account	300006676													
Parcel ID	2160-00-003-001-0-001-00													
Cadastral ID	2160-003-001-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area 1												
Tax Area	202 - 1T-LAVERNE-C													
Name ID	15588													
CURTIS, VAN														
1102 CEDAR DR. LAVERNE OK 73848-0000														
Parcel Location														
Situs	01102 CEDAR DR													
Subdivision	WIEDRICH ADDN													
Lot/Block	0001 / 0003	Parcel Size 3 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	200200 - SHUMANS\PARKWEID													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.70444528 -99.89676946														
WIEDRICH ADD BLOCK 3 LOTS 1-2-3														
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														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code					
Bk/Pg	Grantor	Date	Price	Code										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap	2020	Land Value	15,736	12,870	12%	1,544	Assessed	11,609 780.01						
Year Frozen		Improvements	83,874	83,874		10,065	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -67.00						
TIF Project ID	0	Total Value	99,610	96,744		11,609	Total Taxable	10,609 713.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300006676	CURTIS, VAN	202	99,610	1000	10,271	690.00							
2024	2024-300006676	CURTIS, VAN	202	107,726	1000	9,943	661.00							
2023	2023-300006676	CURTIS, VAN	202	88,536	1000	9,624	646.00							
2022	2022-300006676	CURTIS, VAN	202	88,536	1000	9,624	652.00							
2021	2021-300006676	CURTIS, VAN	202	88,536	1000	9,624	664.00							
2020	2020-300006676	CURTIS, VAN	202	88,536	1000	9,624	652.00							
2019	2019-0006676	CURTIS, VAN	202	119,732		8,743	522.00							
2018	2018-0006676	CURTIS, VAN	202	122,009		8,459	505.00							
2017	2017-0006676	CURTIS, VAN	202	119,013		8,185	488.00							
2016	2016-0006676	CURTIS, VAN	202	123,328		7,917	472.00							
2015	2015-0006676	CURTIS, VAN	202	128,412		7,656	457.00							
2014	2014-0006676	CURTIS, VAN	202	130,631		7,404	442.00							
2013	2013-0006676	CURTIS, VAN	202	152,173		7,160	427.00							



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:25:52
 Page 2

Lot Data	Square-Foot - SHUMANS\PARK\WEID	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	10491	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	34,969.00 x .45 = 15,736	
Factor Value		
Adjustments		
Lot Value	15,736	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,322 / 2,322
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1975 / 61

HOUSE	3/13/2023
-------	-----------

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	69,333	
Lot Value	15,736	
Indicated Value	85,069	36.64 Per SqFt
Agland Value		
Site Improvements	12,191	
Total Value	97,260	41.89 Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	73.56	Total Misc Impr	+ 4,760
Roofing Adj	+ 3.72	Garage Cost	+
Subfloor Adj	+ 1.76	Total RCN	= 216,666
Heat/Cool Adj	+ 8.78	Depreciation (68%)	- 147,333
Plumbing Adj	+ 3.43	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 69,333
Adj Base Cost	= 91.26	Lot Value	+ 15,736
Total Area	x 2,322	Indicated Value	= 85,069
Adjusted Cost	= 211,906	Value Per SqFt	36.64

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1975	1	3,898.41		3,898
RSPC	Raised Slab Porch - Covered	7144	9x3	1975	27	31.93		862



Harper

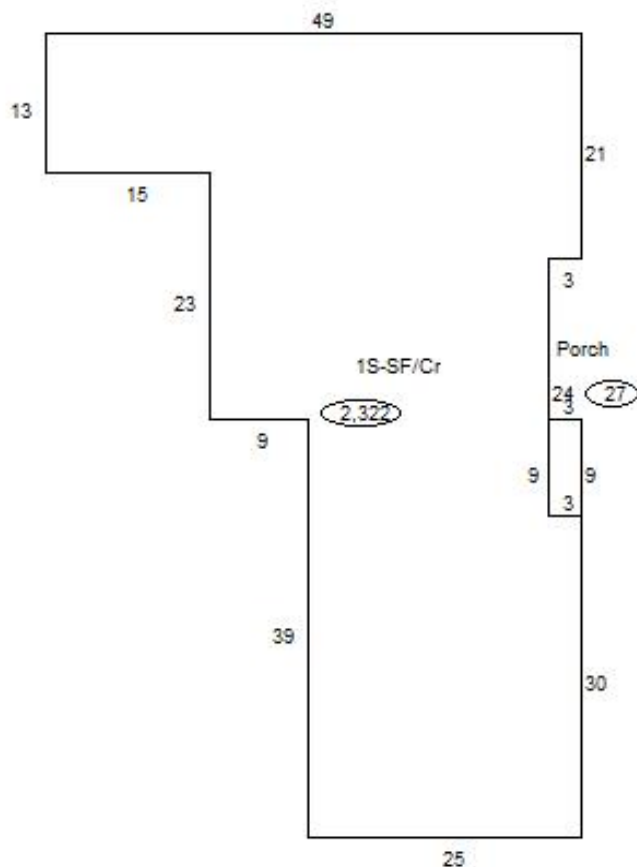
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:25:52
Page 3

Sketch Image

300006676



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	27	1.000	27
2	R	1	Crawl	20	1S-SF/Cr	2,322	1.000	2,322
Total Building Area						2,322		2,322



Harper




Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:25:52
 Page 4

300006676

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	50x30x12	Concrete	Formed Metal	1,500	
	Qual	3	Cond 3	Year 2005	Eff Age 21		
	Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)		RCNLD
	Base Cost (17.90 x 1,500)		26,850		26,850	16,379	10,471
	SHDS	Yard Shed - Wood	10x7x6	Dirt	Composition Shingle	70	
	Qual	3	Cond 3	Year 2005	Eff Age 21		
	Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)		RCNLD
	Base Cost (23.26 x 70)		1,628		1,628	993	635
	CPDT	Carport - Detached	30x18x8		Formed Metal	540	
	Qual	3	Cond 3	Year 2003	Eff Age 23		
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)		RCNLD
	Base Cost (8.04 x 540)		4,342		4,342	3,257	1,085