



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:03:25
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Assessment Data					Primary Image																																																																																																																				
Account 300000816 Parcel ID 0000-30-25N-25W-1-001-00 Cadastral ID 0000-25N-25W-30-1-001-00 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 12696 CARNAGEY, GERALD DEAN 17360 US HWY 412 LAVERNE OK 73848-0000 Parcel Location Situs 17360 US 412 HWY Subdivision Lot/Block / Parcel Size 13.64 - Acres Sec/Twn/Rng 30 / 25 / 25 / 1 Neighborhood 1000 - COUNTY School District 1-LAVERN - 1-LAVERNE					<p>0000-30-25N-25W-1-001-00 07/13/22</p> <p>0000-30-25N-25W-1-001-00_005.JPG 7/14/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.76174914 -99.62461205 SEC.30-25-25 TRACT IN THE E2W2NE4 CONTAINING 13.64 AC.																																																																																																																									
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 5 Topography Street Access Utilities Amenities Method Acre Base Lot Value 5.00 x 1,600.00 = 8,000 Factor Value Adjustments Lot Value 8,000		<p>0000-30-25N-25W-1-001-00 07/13/22</p> <p>0000-30-25N-25W-1-001-00_005.JPG 7/14/2022</p>

Residential Data	
Type	6 Mobile Home 65 x 14
Condition	3 - Average
Quality	3 - Average
Architecture	SWMH Singlewide MH
Style	100% Single Wide
Exterior Wall	100% Aluminum Sheet
Base/Total Area	910 / 910
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	14 Metal, Ribbed
Area on Slab	0
Fixture/RghIn	9 /
Bed/F/H Bath	2 / 1.0 / 2.0
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1972 / 54



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	53.97	Total Misc Impr	+ 0
Roofing Adj	+ 2.58	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 65,256
Heat/Cool Adj	+ 4.05	Depreciation (80%)	- 52,205
Plumbing Adj	+ 11.12	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 13,051
Adj Base Cost	= 71.71	Lot Value	+ 8,000
Total Area	x 910	Indicated Value	= 21,051
Adjusted Cost	= 65,256	Value Per SqFt	23.13

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	13,051		
Lot Value	8,000		
Indicated Value	21,051	23.13	Per SqFt
Agland Value	907		
Site Improvements	4,730		
Total Value	26,688	29.33	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value



Harper

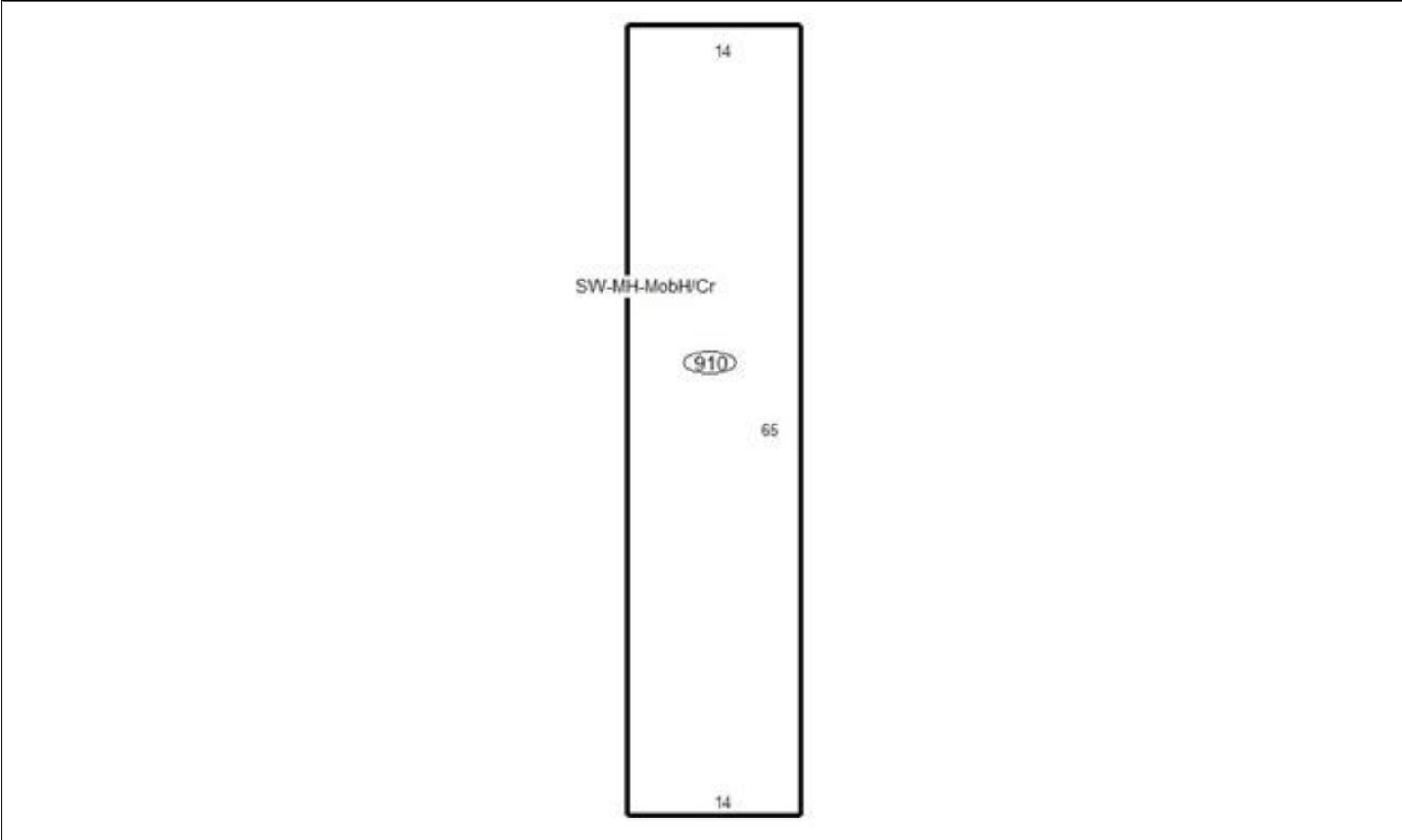
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13	Crawl	10	SW-MH-MobH/Cr	910	1.000	910
Total Building Area						910		910



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	20x10x8		Galvanized Metal	200	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (19.49 x 200)		3,898		3,898	3,118	780
	SHDS	Shed - Small	18x18x8		Galvanized Metal	324	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (17.24 x 324)		5,586		5,586	4,469	1,117
	SHDS	Shed - Small	30x20x8		Galvanized Metal	600	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (17.31 x 600)		10,386		10,386	8,309	2,077
	SHDS	Yard Shed - Wood	18x10x8		Galvanized Metal	180	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (21.01 x 180)		3,782		3,782	3,026	756



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
LD	LOAMY ALLUVIAL LAND	NP	33			.748	106	106	79	79
OA	OTERO LOAMY SAND	CR	15			.083	76	76	6	6
OA	OTERO LOAMY SAND	NP	15			.839	48	48	40	40
PB	PRATT HUMMOCKY	NP	40			.577	128	128	74	74
PB	PRATT HUMMOCKY	CR	40			.028	204	204	6	6
PC	PRATT LOAMY BILLOWY	NP	37			5.403	118	118	640	640
PE	PRATT LOAMY DUNED	NP	20			.961	64	64	62	62
NP Totals						8.640			907	907
Total Agland						8.640			907	907