



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image				
Account	300000837								
Parcel ID	0000-34-25N-25W-3-001-00								
Cadastral ID	0000-25N-25W-34-3-001-00								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	4						
Tax Area	101 - 1R-LAVERNE								
Name ID	12704								
CARNAGEY, JAMES L. ETUX									
2896 US HWY 283									
MAY OK 73851-0000									
Parcel Location					1 5/17/2022				
Situs	E 29 RD								
Subdivision									
Lot/Block	/	Parcel Size	80 - Acres						
Sec/Twn/Rng	34 / 25 / 25 / 3								
Neighborhood	1000 - COUNTY								
School District	1-LAVERNE - 1-LAVERNE								
Legal Description					Building Permits				
Lat/Long: 36.68460115 -99.94962800									
SEC.34-25-25 SE4SW4; SW4SE4									
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	
Remove Cap	0	Land Value	10,874	3,803	12%	456	Assessed	2,126	142.85
Year Frozen	2013	Improvements	39,789	13,915		1,670	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-67.00
TIF Project ID	0	Total Value	50,663	17,718		2,126	Total Taxable	1,126	76.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300000837	CARNAGEY, JAMES L. ETUX	101	50,663	1000	1,126	76.00		
2024	2024-300000837	CARNAGEY, JAMES L. ETUX	101	52,989	1000	1,126	75.00		
2023	2023-300000837	CARNAGEY, JAMES L. ETUX	101	48,939	1000	1,126	76.00		
2022	2022-300000837	CARNAGEY, JAMES L. ETUX	101	39,445	1000	1,127	76.00		
2021	2021-300000837	CARNAGEY, JAMES L. ETUX	101	39,445	1000	1,127	78.00		
2020	2020-300000837	CARNAGEY, JAMES L. ETUX	101	39,445	1000	1,127	76.00		
2019	2019-0000837	CARNAGEY, JAMES L. ETUX	101	39,445		1,126	67.00		
2018	2018-0000837	CARNAGEY, JAMES L. ETUX	101	39,121		1,087	65.00		
2017	2017-0000837	CARNAGEY, JAMES L. ETUX	101	36,992		1,087	65.00		
2016	2016-0000837	CARNAGEY, JAMES L. ETUX	101	36,993		1,087	65.00		
2015	2015-0000837	CARNAGEY, JAMES L. ETUX	101	35,852		1,087	65.00		
2014	2014-0000837	CARNAGEY, JAMES L. ETUX	101	33,974		1,087	65.00		
2013	2013-0000837	CARNAGEY, JAMES L. ETUX	101	35,659		1,087	65.00		



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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1 Topography Street Access Utilities Amenities Method Acre Base Lot Value 1.00 x 5,000.00 = 5,000 Factor Value Adjustments Lot Value 5,000		

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,412 / 1,412
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	8 Metal, Formed Seams
Area on Slab	1,412
Fixture/RghIn	6 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1935 / 82



1 5/17/2022

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	87.74	Total Misc Impr	+ 5,691
Roofing Adj	+ 5.68	Garage Cost	+ 0
Subfloor Adj	+ -2.99	Total RCN	= 144,773
Heat/Cool Adj	+ 1.97	Depreciation (75%)	- 108,580
Plumbing Adj	+ 6.10	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 36,193
Adj Base Cost	= 98.50	Lot Value	+ 5,000
Total Area	x 1,412	Indicated Value	= 41,193
Adjusted Cost	= 139,082	Value Per SqFt	29.17

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	36,193		
Lot Value	5,000		
Indicated Value	41,193	29.17	Per SqFt
Agland Value	5,874		
Site Improvements	3,807		
Total Value	50,874	36.03	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	334	26x5		130	43.78		5,691



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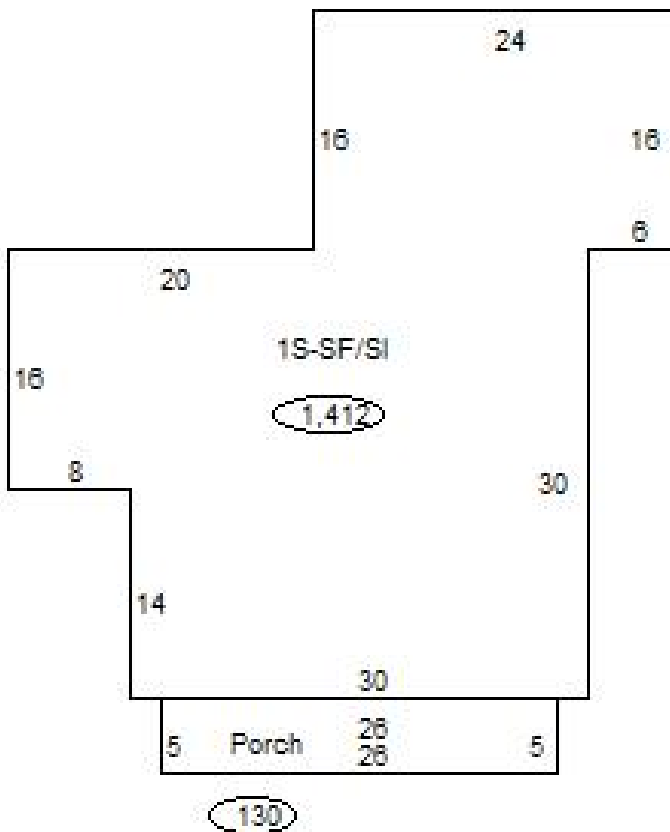
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,412	1.000	1,412
2	M	RSPC		20	Porch	130	1.000	130
Total Building Area						1,412		1,412



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
 <p>0000-34-25N-25W-3-001-00 12/05/2018</p>	SHDS	Yard Shed - Metal	10x8x6		Composition Shingle	80
	Qual	3	Cond 3	Year 2019	Eff Age 7	
				0		
				0		
Valuation Summary		Modifier Total	RCN	Depr (32% Phys/ % Func)		RCNLD
Base Cost (26.23 x 80)		2,098		2,098	671	1,427
 <p>0000-34-25N-25W-3-001-00 08/17/2022</p>	CPDT	Carport - Detached	24x24x8		Formed Metal	576
	Qual	3	Cond 3	Year 1995	Eff Age 31	
				0		
				0		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (8.04 x 576)		4,631		4,631	3,705	926
 <p>0000-34-25N-25W-3-001-00 08/17/2022</p>	SHDS	Shed - Small	28x15x0		Formed Metal	420
	Qual	3	Cond 3	Year 1935	Eff Age 91	
				0		
				0		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (17.31 x 420)		7,270		7,270	5,816	1,454



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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
MG	MANSKER-POTTER 5-20%	NP	15			28.578	48	48	1,372	1,372
MG	MANSKER-POTTER 5-20%	CR	15			.219	76	76	17	17
OA	OTERO LOAMY SAND	CR	15			10.541	76	76	805	805
OA	OTERO LOAMY SAND	NP	15			17.806	48	48	855	855
PB	PRATT HUMMOCKY	NP	40			.076	128	128	10	10
PC	PRATT LOAMY BILLOWY	NP	37			4.965	118	118	588	588
PC	PRATT LOAMY BILLOWY	CR	37			9.230	188	188	1,738	1,738
PE	PRATT LOAMY DUNED	CR	20			.087	102	102	9	9
PE	PRATT LOAMY DUNED	NP	20			7.498	64	64	480	480
NP Totals						79.000			5,874	5,874
Total Agland						79.000			5,874	5,874