



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 300001774 Parcel ID 0000-27-26N-25W-2-006-00 Cadastral ID 0000-26N-25W-27-2-006-00 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 25730 CARNAGEY FAMILY LIVING TRUST, U/A (THE) ANGELA MICHELLE ADKINS, TRUSTEE 521 S COUNTY LINE ROAD LAVERNE OK 73848- Parcel Location Situs 00521 N 176 RD Subdivision Lot/Block / Parcel Size 7 - Acres Sec/Twn/Rng 27 / 26 / 25 / 2 Neighborhood 1000 - COUNTY School District 1-LAVERN - 1-LAVERNE																																																																																																																				
Legal Description Lat/Long: 36.71444538 -99.89968880 SEC.27-26-25 TRACT IN W2NW4 (LESS RR) 7.006 AC BOOK 792 PAGE 397 SUC TRUSTEE																																																																																																																				
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 2 Topography Street Access Utilities Amenities Method Acre Base Lot Value 2.00 x 2,875.00 = 5,750 Factor Value Adjustments Lot Value 5,750		<p>0000-27-26N-25W-2-006-00 ACCT # 1774 07/01/22</p>

Residential Data	
Type	6 Mobile Home 78 x 18
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	SWMH Singlewide MH
Style	100% Single Wide
Exterior Wall	100% Aluminum Sheet
Base/Total Area	1,404 / 1,404
Style	100% Single Wide
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	
Garage Type	
Remodel	
Year/Eff Age	1999 / 30



1 7/5/2022

Cost Approach		Manual :	
Base Cost	44.74	Total Misc Impr	+ 2,638
Roofing Adj	+ 2.18	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 80,743
Heat/Cool Adj	+ 2.52	Depreciation (72%)	- 58,135
Plumbing Adj	+ 6.20	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 22,608
Adj Base Cost	= 55.63	Lot Value	+ 5,750
Total Area	x 1,404	Indicated Value	= 28,358
Adjusted Cost	= 78,105	Value Per SqFt	20.20

GRM Approach
GRM Code
Gross Rent
Indicated Value

Multiple Regression
MRA Code
Adusted 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	22,608		
Lot Value	5,750		
Indicated Value	28,358	20.20	Per SqFt
Agland Value	1,120		
Site Improvements	12,179		
Total Value	41,657	29.67	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	13642	14x8		112	23.55		2,638



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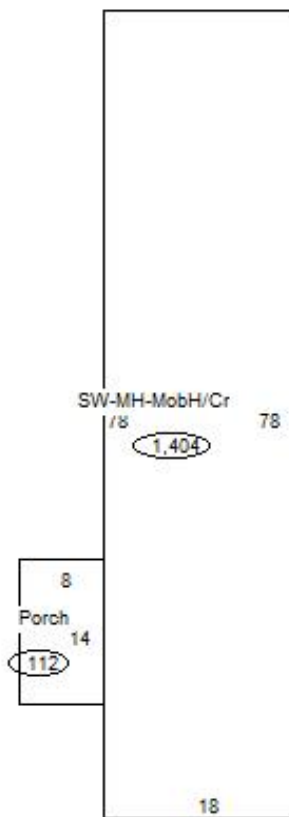
Date 02/06/2026

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Sketch Image

300001774



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13	Crawl	20	SW-MH-MobH/Cr	1,404	1.000	1,404
2	M	RSPC		20	Porch	112	1.000	112
Total Building Area						1,404		1,404



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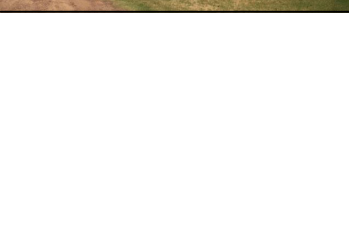


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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPDT	Carport - Detached	21x24x8		Formed Metal	504	
	Qual 3	Cond 3	Year 2012	Eff Age 14			
			0				
			0				
	Valuation Summary		Modifier Total	RCN	Depr (56% Phys/ % Func)	RCNLD	
Base Cost (7.94 x 504)		4,002		4,002	2,241	1,761	
	SHDS	Shed - Small	24x12x8		Formed Metal	288	
	Qual 5	Cond 5	Year 2010	Eff Age 10			
			0				
			0				
			0				
Valuation Summary		Modifier Total	RCN	Depr (42% Phys/ % Func)	RCNLD		
Base Cost (22.14 x 288)		6,376		6,376	2,678	3,698	
	SHDS	Yard Shed - Wood	14x11x6		Galvanized Metal	154	
	Qual 3	Cond 3	Year 1980	Eff Age 46			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (21.52 x 154)		3,314		3,314	2,651	663
		SHDS	Shed - Small	30x24x10		Galvanized Metal	720
Qual 4		Cond 4	Year 1980	Eff Age 37			
			0				
			0				
			0				
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD		
Base Cost (18.05 x 720)		12,996		12,996	10,397	2,599	
	SHDS	Yard Shed - Metal	12x12x8		Galvanized Metal	144	
	Qual 3	Cond 3	Year 1980	Eff Age 46			
			0				
			0				
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (20.62 x 144)		2,969		2,969	2,375	594	
	SHDS	Shed - Small	25x20x8		Galvanized Metal	500	
	Qual 3	Cond 3	Year 1980	Eff Age 46			
			0				
			0				
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (17.31 x 500)		8,655		8,655	6,924	1,731	
	SHDS	Yard Shed - Metal	20x15x8		Galvanized Metal	300	
	Qual 4	Cond 4	Year 1980	Eff Age 37			
			0				
			0				
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (18.88 x 300)		5,664		5,664	4,531	1,133	



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	1.5 - Low
Quality	1.5 - Low
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	864 / 864
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1934 / 120

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	80.25	Total Misc Impr	+ 1,273
Roofing Adj	+ 3.61	Garage Cost	+ 0
Subfloor Adj	+ 2.15	Total RCN	= 81,746
Heat/Cool Adj	+ 1.35	Depreciation (80%)	- 65,397
Plumbing Adj	+ 5.78	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 16,349
Adj Base Cost	= 93.14	Lot Value	+ 0
Total Area	x 864	Indicated Value	= 16,349
Adjusted Cost	= 80,473	Value Per SqFt	18.92

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	16,349	
Lot Value		
Indicated Value	16,349	18.92 Per SqFt
Agland Value		
Site Improvements		
Total Value	16,349	18.92 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	737	6x5		30	30.80		924
PRCH	Slab Porch - Covered	738	5x4		20	17.45		349



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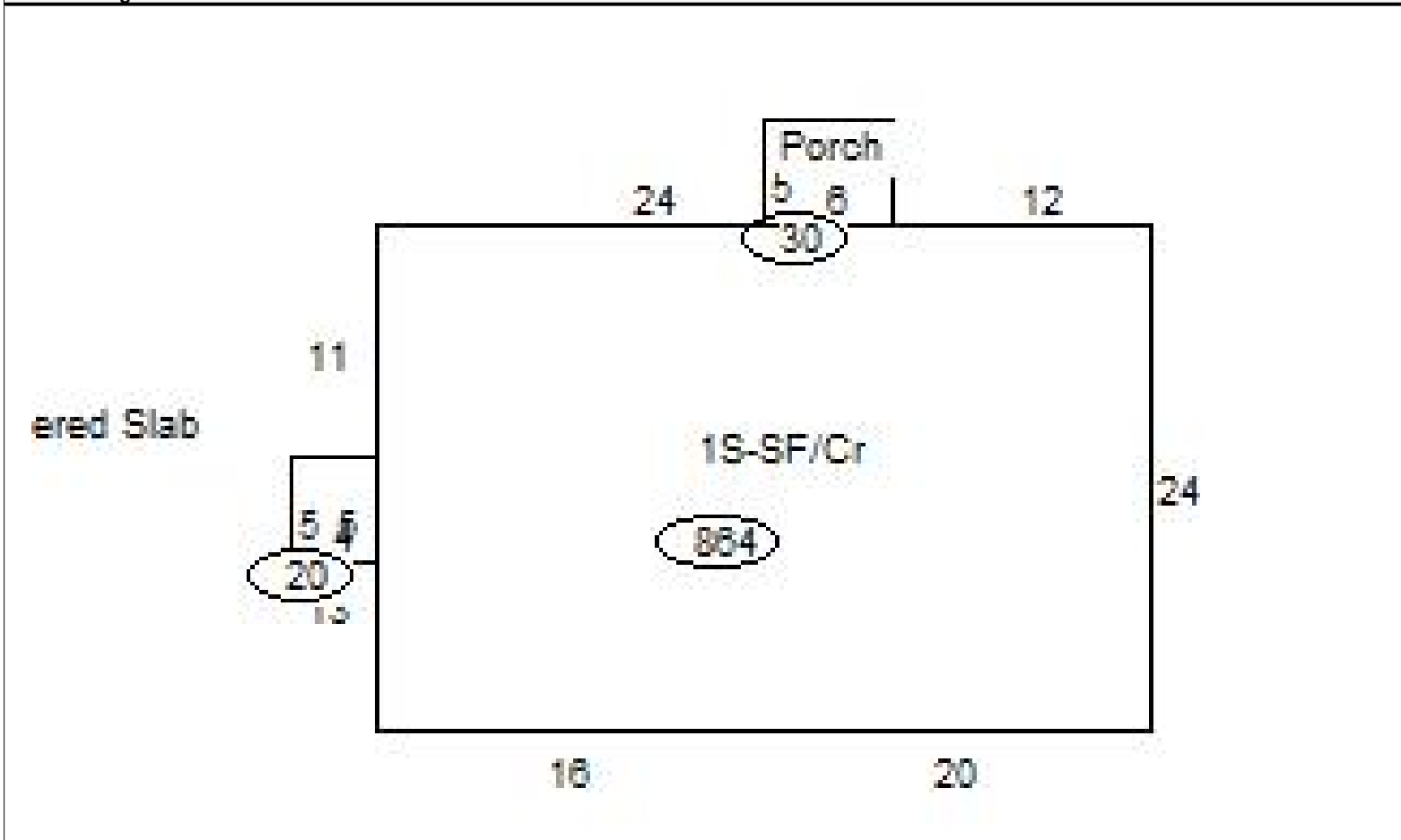
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Sketch Image

300001774



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	864	1.000	864
2	M	RSPC		20	Porch	30	1.000	30
3	M	PRCH		20	Covered Slab	20	1.000	20
Total Building Area						864		864



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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
SD	SPUR LOAM	NP	70	LPI		5.000	224	224	1,120	1,120
NP Totals						5.000			1,120	1,120
Total Agland						5.000			1,120	1,120