



# 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	300001818				No Image On File				
Parcel ID	0000-28-26N-25W-2-005-00								
Cadastral ID	0000-26N-25W-28-2-005-00								
Property Type	REAL - Real Property								
Property Class	RA	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-									
<b>Parcel Location</b>									
Situs	S COLORADO								
Subdivision									
Lot/Block	/	Parcel Size	2.99 - Acres						
Sec/Twn/Rng	28 / 26 / 25 / 2								
Neighborhood	1000 - COUNTY								
School District	1-LAVERN - 1-LAVERNE								
<b>Legal Description</b> Lat/Long: 36.70554975 -99.89469925									
SEC.28-26N-25W TRACT IN NW/4 2.99 ACRE BOOK 792 PAGE 397 SUC TRUSTEE					<b>Building Permits</b>				
					Number	Description	Opened	Closed	Amount
<b>Exemptions</b>					<b>Sale History</b>				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					788/806	CARNAGEY, ROXANNE	04/17/2025	0	04
					531/303	WHITE, WILLIAM B., ETUX	11/12/1997	32,500	MQ
<b>Parcel Valuation</b>									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax
Remove Cap		Land Value	2,243	2,243	12%	269	Assessed	412	27.68
Year Frozen		Improvements	1,195	1,195		143	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	3,438	3,438		412	Total Taxable	412	28.00
<b>Assessment History</b>									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300001818	CARNAGEY FAMILY LIVING TRUST, U/A (THE)			101	3,438	0	404	27.00
2024	2024-300001818	CARNAGEY, ROXANNE			101	3,287	0	393	26.00
2023	2023-300001818	CARNAGEY, ROXANNE			101	3,179	0	381	26.00
2022	2022-300001818	CARNAGEY, ROXANNE			101	3,263	0	391	26.00
2021	2021-300001818	CARNAGEY, ROXANNE			101	3,263	0	391	27.00
2020	2020-300001818	CARNAGEY, ROXANNE			101	3,263	0	391	26.00
2019	2019-0001818	CARNAGEY, ROXANNE			101	3,263		391	23.00
2018	2018-0001818	CARNAGEY, ROXANNE			101	3,263		391	23.00
2017	2017-0001818	CARNAGEY, ROXANNE			101	38,067		4,550	272.00
2016	2016-0001818	CARNAGEY, ROXANNE			101	38,100		4,419	264.00
2015	2015-0001818	CARNAGEY, ROXANNE			101	41,678		3,290	196.00
2014	2014-0001818	PEMBERTON, ROGER E.			101	38,094		3,155	188.00
2013	2013-0001818	PEMBERTON, ROGER E.			101	38,117		3,155	188.00



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Lot Data		Acre - TRACTS & ACREAGE		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	2.99							
Topography								
Street Access								
Utilities								
Amenities								
Method	Acre							
Base Lot Value	2.99 x 750.17 = 2,243							
Factor Value				<b>GRM Approach</b>				
Adjustments				GRM Code				
Lot Value	2,243			Gross Rent				
<b>Residential Data</b>				Indicated Value				
Type				<b>Multiple Regression</b>				
Condition	-			MRA Code				
Quality	-			Adusted R				
Architecture				Indicated Value				
Style				<b>Direct Comparables</b>				
Exterior Wall				Selection Model				
Base/Total Area	/			DEFAULT DEFAULT SELECTION MODEL				
Style				Adjustment Model				
HVAC				DEFAULT DEFAULT ADJUSTMENTS TABLE				
Roof Cover				Comparables				
Area on Slab				Indicated Value				
Fixture/RghIn	/			<b>Value Reconciliation</b>				
Bed/F/H Bath	/ /			Selected Approach				
Basement Area				Cost Approach				
Garage Type				Improvements				
Remodel				Lot Value				
Year/Eff Age	/			2,243				
<b>Cost Approach</b>				Indicated Value				
Manual :				Agland Value				
Base Cost	0.00	Total Misc Impr	+ 0	Site Improvements				
Roofing Adj	+ 0.00	Garage Cost	+ 0	1,216				
Subfloor Adj	+ 0.00	Total RCN	= 0	Total Value				
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0	3,459				
Plumbing Adj	+ 0.00	Lump Sums	+ 0	0.00 Total Value Per SqFt				
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 2,243					
Total Area	x	Indicated Value	= 2,243					
Adjusted Cost	= 0	Value Per SqFt	0.00					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Metal	12x8x6		Galvanized Metal	96
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (24.25 x 96)		2,328	2,328	1,862	466
	HAYS	Hay Shed Open Sides	24x20x8		Galvanized Metal	480
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.81 x 480)		3,749	3,749	2,999	750