



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
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Assessment Data					Primary Image																																																																																																																				
Account 300006092 Parcel ID 2001-00-055-019-0-001-00 Cadastral ID 2001-055-019-00-0-001-00 Property Type REAL - Real Property Property Class UC VI Area 2 Tax Area 202 - 1T-LAVERNE-C Name ID 15178 CARNAGEY, MICHAEL & HEATHER CARNAGEY 30733 S. COUNTY ROAD 171 LAVERNE OK 73848-2003 Parcel Location Situs 00109 N BROADWAY Subdivision LAVERNE ORIG. Lot/Block 0019 / 0055 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE																																																																																																																									
Legal Description Lat/Long: 36.71265833 -99.89342517 LAVERNE ORIG BLOCK 55 LOT 19 LESS E 25'; W 115' OF THE SOUTH 5' OF LOT 20																																																																																																																									
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						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																																																																																																	
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Lot Data	Primary Image
<p>Lot Size 25 x 115</p> <p>Lot Count</p> <p>Units Buildable 2300</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 13 LAVERNE COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 2,875.00 x .80 = 2,300</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 2,300</p>	
Cost Approach	
<p>Manual Date 07/2025</p> <p>Total Building Area 240</p> <p>Total Base Value 53,498</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 53,498</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 11,770</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 11,770</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 55</p> <p>Total Improvement Value 11,825</p> <p>Land Value 2,300</p> <p>Cost Approach Value 14,125 58.85/SqFt</p>	<p>Image Information</p> <p>Image ID 27999</p> <p>Image Date 2/1/2024</p> <p>Name 001.JPG</p> <p>Description SHED</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 55</p> <p>Land Value 2,300</p> <p>Total Appraised Value 14,125 58.85/SqFt</p>



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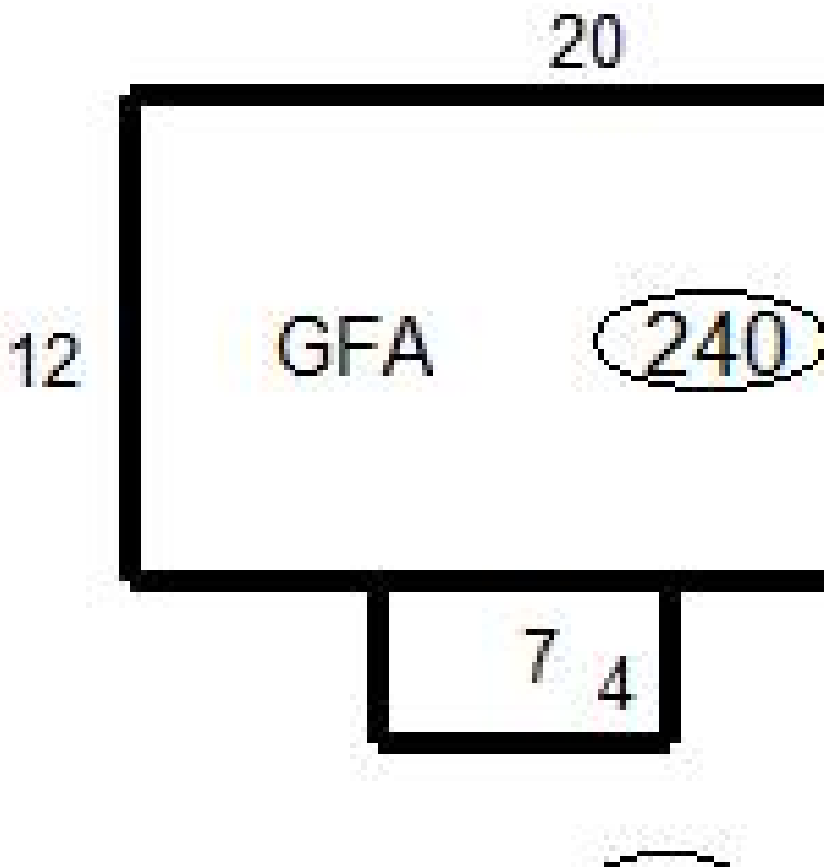
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		13	GFA-344	240	1.000	240
2	O	PATO		13	PATO	28	1.000	28
Total Building Area						240		240



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Account 300006092
Parcel ID 2001-00-055-019-0-001-00
Cadastral ID 2001-055-019-00-0-001-00

Tax Area Code 202
Property Class UC
Owners Name CARNAGEY, MICHAEL &

Building Data

Building ID 180
Building Sequence 1
Occupancy 1 344 Office Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 240
Average Perimeter 64
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 1981
Effective Age 45
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 6 - Wall Furnace
Roof Type Gable
Roof Cover Metal

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image

Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 2
Zone Description VI AREA 2
Base Cost 115.29
Wall Cost 101.75
HVAC Cost 5.87
Basement Cost 0.00
Total Base Cost 222.91
Total Area 240
Base RCN 53,498
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 53,498
Physical Depreciation 78%
Functional Depreciation
Total Depreciation 78% (41,728)
Total RCNLD 11,770
Lump Sums
Total Building Value 11,770 \$ 49.04 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PATO	Patio - Open Entry Steps	7x4x2			28
	Qual 3	Cond 3	Year 1981	Eff Age 45		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (9.78 x 28)			274 219	55
Total Site Improvement Value				55