



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 300006152 Parcel ID 2001-00-062-007-0-001-00 Cadastral ID 2001-062-007-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 24317 CARSON, EDWARD 604 S. BROADWAY LAVERNE OK 73848-0000 Parcel Location Situs 00413 NW SECOND ST Subdivision LAVERNE ORIG. Lot/Block 0007 / 0062 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					<p>2001-00-062-007-0-001-00 04/23/25</p>																																																	
EMPTY LOT 4/30/2025																																																						
Legal Description Lat/Long: 36.70994619 -99.89754755					Building Permits																																																	
LAVERNE ORIG BLOCK 62 LOTS 7-8; W2 6 BOOK 781 PAGE 645					<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																																								
Number	Description	Opened	Closed	Amount																																																		
Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					781/645	OPFERMAN, DAVID J.	03/28/2024	119,000	MQ																																													
					611/269	PINCKARD, KENNETH E.	03/09/2006	115,000	MV																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>67.190</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2025</td> <td>Land Value 3,500</td> <td>3,500</td> <td>12%</td> <td>420</td> <td>Assessed</td> <td>420</td> <td>28.22</td> </tr> <tr> <td>Year Frozen</td> <td> </td> <td>Improvements 0</td> <td>0</td> <td> </td> <td>0</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 3,500</td> <td>3,500</td> <td> </td> <td>420</td> <td>Total Taxable</td> <td>420</td> <td>28.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	Remove Cap	2025	Land Value 3,500	3,500	12%	420	Assessed	420	28.22	Year Frozen		Improvements 0	0		0	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 3,500	3,500		420	Total Taxable	420	28.00
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax																																														
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TIF Project ID	0	Total Value 3,500	3,500		420	Total Taxable	420	28.00																																														
Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-300006152	CARSON, EDWARD	202	3,500	0	420	28.00																																															
2024	2024-300006152	CARSON, EDWARD	202	3,500	0	378	25.00																																															
2023	2023-300006152	OPFERMAN, DAVID J.	202	3,500	0	360	24.00																																															
2022	2022-300006152	OPFERMAN, DAVID J.	202	3,500	0	343	23.00																																															
2021	2021-300006152	OPFERMAN, DAVID J.	202	3,500	0	327	23.00																																															
2020	2020-300006152	OPFERMAN, DAVID J.	202	3,500	0	311	21.00																																															
2019	2019-0006152	OPFERMAN, DAVID J.	202	3,500		296	18.00																																															
2018	2018-0006152	OPFERMAN, DAVID J.	202	3,938		282	17.00																																															
2017	2017-0006152	OPFERMAN, DAVID J.	202	3,938		269	16.00																																															
2016	2016-0006152	OPFERMAN, DAVID J.	202	3,938		256	15.00																																															
2015	2015-0006152	OPFERMAN, DAVID J.	202	3,938		244	15.00																																															
2014	2014-0006152	OPFERMAN, DAVID J.	202	3,938		232	14.00																																															
2013	2013-0006152	OPFERMAN, DAVID J.	202	3,938		221	13.00																																															



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Lot Data		Square-Foot - LAVERNE ORIGMULTI		Primary Image				
Lot Size	62.5 x 140							
Lot Count								
Units Buildable	3500							
Non-Ag Acres								
Topography								
Street Access								
Utilities								
Amenities								
Method	Square-Foot							
Base Lot Value	8,750.00 x .40 = 3,500							
Factor Value								
Adjustments								
Lot Value	3,500							
Residential Data		EMPTY LOT 4/30/2025						
Type		GRM Approach						
Condition	-	GRM Code						
Quality	-	Gross Rent						
Architecture		Indicated Value						
Style		Multiple Regression						
Exterior Wall		MRA Code						
Base/Total Area /		Adusted R						
Style		Indicated Value						
HVAC		Direct Comparables						
Roof Cover		Selection Model DEFAULT DEFAULT SELECTION MODEL						
Area on Slab		Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE						
Fixture/RghIn /		Comparables						
Bed/F/H Bath / /		Indicated Value						
Basement Area		Value Reconciliation						
Garage Type		Selected Approach Cost Approach						
Remodel		Improvements						
Year/Eff Age /		Lot Value 3,500						
Cost Approach		Indicated Value 3,500 0.00 Per SqFt						
		Agland Value						
		Site Improvements						
		Total Value 3,500 0.00 Total Value Per SqFt						
Manual :								
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
Subfloor Adj	+ 0.00	Total RCN	=	0				
Heat/Cool Adj	+ 0.00	Depreciation (0%)	-	0				
Plumbing Adj	+ 0.00	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=					
Adj Base Cost	= 0.00	Lot Value	+	3,500				
Total Area	x	Indicated Value	=	3,500				
Adjusted Cost	= 0	Value Per SqFt		0.00				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value