



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	300006153				<p>FRONT OF BUILDING 4/30/2025</p>				
Parcel ID	2001-00-062-009-0-001-00								
Cadastral ID	2001-062-009-00-0-001-00								
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	00417 NW SECOND ST								
Subdivision	LAVERNE ORIG.								
Lot/Block	0009 / 0062	Parcel Size	2 - Lots						
Sec/Twn/Rng	/ / /								
Neighborhood	200100 - LAVERNE ORIG\MULTI								
School District	1-LAVERN - 1-LAVERNE								
Legal Description	Lat/Long: 36.71140797 -99.89769160				Building Permits				
LAVERNE ORIG BLOCK 62 LOTS 9-10 BOOK 781 PAGE 645					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									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax
Remove Cap	2025		Land Value	2,800	12%	336	Assessed	4,953	332.79
Year Frozen			Improvements	38,478		4,617	Penalty	0	
Uncapped Value	0		Mobile Home	0		0	Exemption	0	0.00
TIF Project ID	0		Total Value	41,278		4,953	Total Taxable	4,953	333.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300006153	CARSON, EDWARD			202	41,278	0	4,953	333.00
2024	2024-300006153	CARSON, EDWARD			202	40,777	0	3,810	253.00
2023	2023-300006153	OPFERMAN, DAVID J.			202	37,323	0	3,628	244.00
2022	2022-300006153	OPFERMAN, DAVID J.			202	31,281	0	3,456	234.00
2021	2021-300006153	OPFERMAN, DAVID J.			202	27,426	0	3,291	227.00
2020	2020-300006153	OPFERMAN, DAVID J.			202	27,426	0	3,291	223.00
2019	2019-0006153	OPFERMAN, DAVID J.			202	27,426		3,291	196.00
2018	2018-0006153	OPFERMAN, DAVID J.			202	29,710		3,284	196.00
2017	2017-0006153	OPFERMAN, DAVID J.			202	28,520		3,127	187.00
2016	2016-0006153	OPFERMAN, DAVID J.			202	28,520		2,979	178.00
2015	2015-0006153	OPFERMAN, DAVID J.			202	28,152		2,837	169.00
2014	2014-0006153	OPFERMAN, DAVID J.			202	30,120		2,703	161.00
2013	2013-0006153	OPFERMAN, DAVID J.			202	37,759		2,574	154.00



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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	50 x 140	
Lot Count		
Units Buildable	2800	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	7,000.00 x .40 = 2,800	
Factor Value		
Adjustments		
Lot Value	2,800	

Residential Data	
Type	5 Duplex
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,260 / 1,260
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	1,260
Fixture/RghIn	10 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	
Remodel	ROOF -
Year/Eff Age	1945 / 73



FRONT OF BUILDING 4/30/2025

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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	36,099		
Lot Value	2,800		
Indicated Value	38,899	30.87	Per SqFt
Agland Value			
Site Improvements	2,597		
Total Value	41,496	32.93	Total Value Per SqFt

Cost Approach Manual :

Base Cost	99.98	Total Misc Impr	+	1,562
Roofing Adj	+ 3.67	Garage Cost	+	
Subfloor Adj	+ -0.75	Total RCN	=	144,396
Heat/Cool Adj	+ 1.60	Depreciation (75%)	-	108,297
Plumbing Adj	+ 8.86	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	36,099
Adj Base Cost	= 113.36	Lot Value	+	2,800
Total Area	x 1,260	Indicated Value	=	38,899
Adjusted Cost	= 142,834	Value Per SqFt		30.87

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	5455	5x4		20	22.30		446
PRCH	Slab Porch - Covered	5456	5x3		15	22.30		335
PRCH	Slab Porch - Covered	5458	5x3		15	22.30		335
PRCH	Slab Porch - Covered	5459	5x4		20	22.30		446



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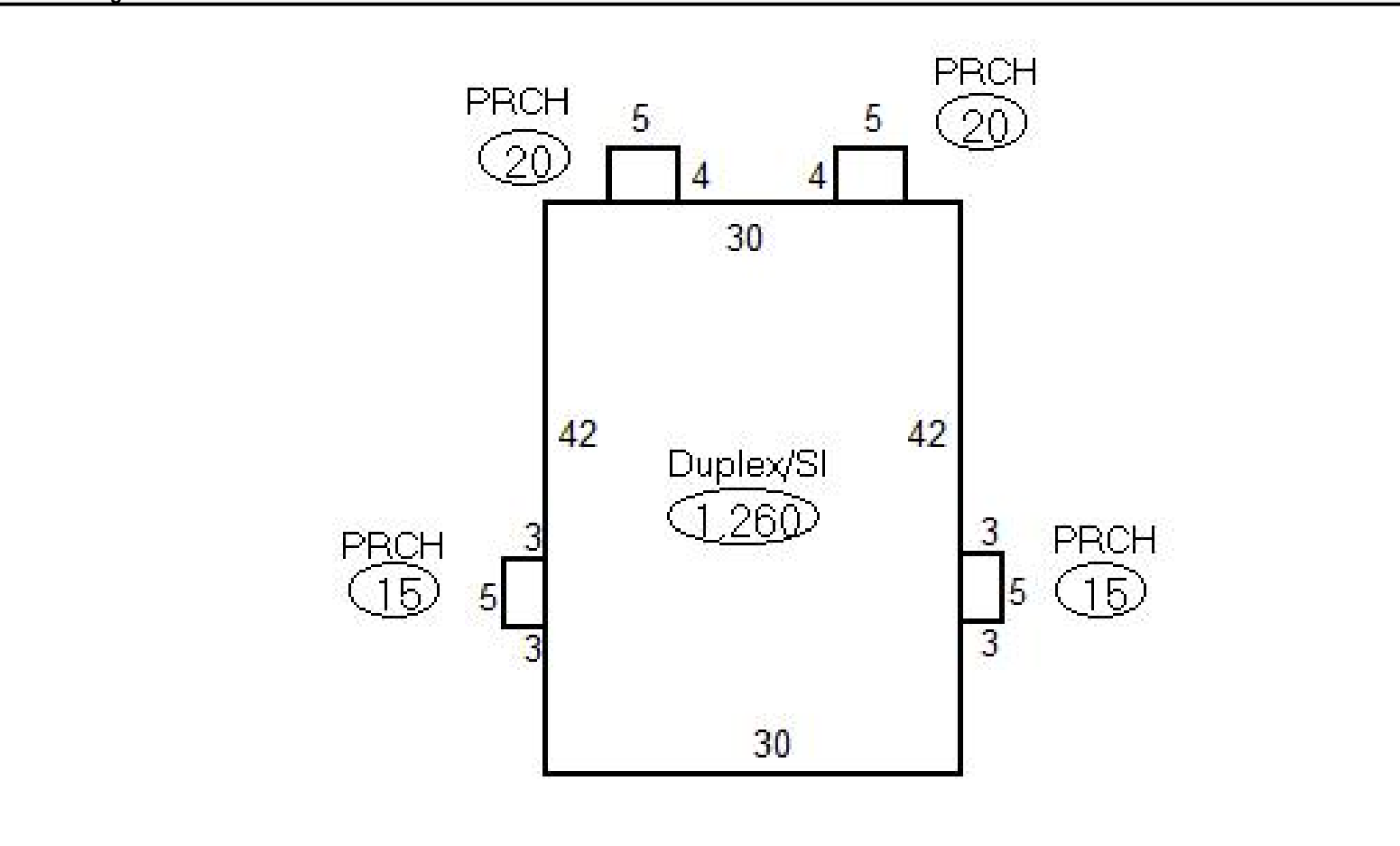
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	PRCH	20	1.000	20
2	M	PRCH		20	PRCH	15	1.000	15
3	R	1	Slab	20	Duplex/Sl	1,260	1.000	1,260
4	M	PRCH		20	PRCH	15	1.000	15
5	M	PRCH		20	PRCH	20	1.000	20
Total Building Area						1,260		1,260



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
 <p>2001-00-062-009-0-001-00 6153 06/04/2021</p>	GRDT	Garage - Detached	20x12x0	Base	Galvanized Metal	240
	Qual	3	Cond 3	Year 1970	Eff Age 56	
		Valuation Summary	Modifier Total	RCN	Depr (76% Phys/ % Func)	RCNLD
		Base Cost (45.08 x 240)	10,819	10,819	8,222	2,597