




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:17:58
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Assessment Data					Primary Image																																																																																																																				
Account 300006154 Parcel ID 2001-00-062-011-0-001-00 Cadastral ID 2001-062-011-00-0-001-00 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 00421 NW SECOND ST Subdivision LAVERNE ORIG. Lot/Block 0011 / 0062 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					 <p>FRONT OF BUILDING 4/30/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.71106996 -99.89532500 LAVERNE ORIG BLOCK 62 LOT N2 OF 11-12 BOOK 781 PAGE 645																																																																																																																									
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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	50 x 70	<p>2001-00-062-011-0-001-00 04/23/25</p>
Lot Count		
Units Buildable	1400	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	3,500.00 x .40 = 1,400	
Factor Value		
Adjustments		
Lot Value	1,400	

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 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	10 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	
Remodel	ROOF -
Year/Eff Age	1930 / 87

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	36,332		
Lot Value	1,400		
Indicated Value	37,732	29.95	Per SqFt
Agland Value			
Site Improvements	100		
Total Value	37,832	30.03	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	99.98	Total Misc Impr	+ 1,562
Roofing Adj	+ 3.67	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 145,328
Heat/Cool Adj	+ 1.60	Depreciation (75%)	- 108,996
Plumbing Adj	+ 8.86	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 36,332
Adj Base Cost	= 114.10	Lot Value	+ 1,400
Total Area	x 1,260	Indicated Value	= 37,732
Adjusted Cost	= 143,766	Value Per SqFt	29.95

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	5462	5x3		15	22.30		335
PRCH	Slab Porch - Covered	5463	5x4		20	22.30		446
PRCH	Slab Porch - Covered	5464	5x4		20	22.30		446
PRCH	Slab Porch - Covered	5465	5x3		15	22.30		335



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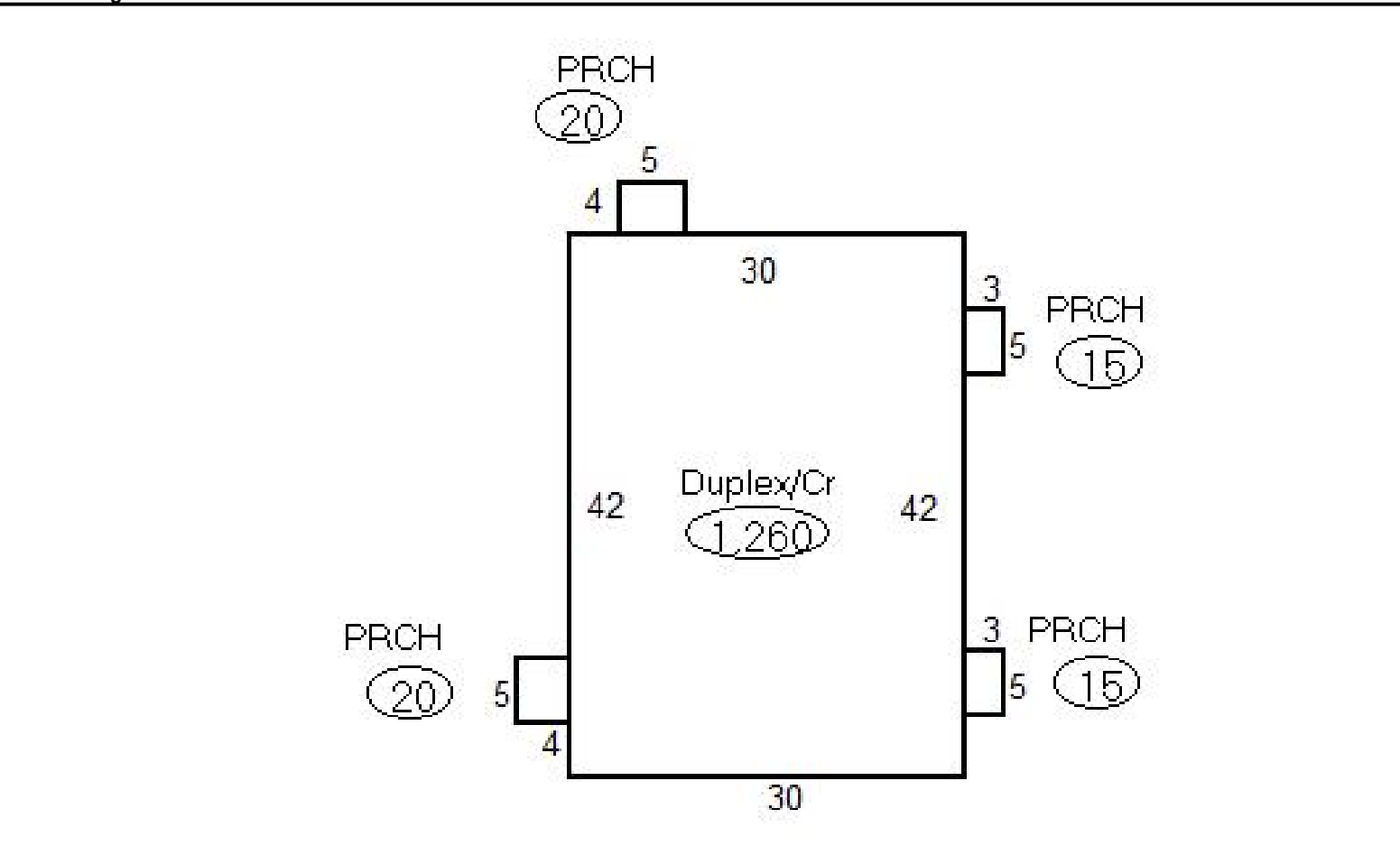
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Sketch Image

300006154



Sketch Vector Information

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



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	PACN	Paving - Concrete Walk	3x22x0			66		
	Qual	3	Cond	3	Year	1970	Eff Age	56
				0				
Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD		
Base Cost (7.56 x 66)		499			499	399	100	