




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:17:59
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300006155 Parcel ID 2001-00-062-011-0-002-00 Cadastral ID 2001-062-011-00-0-002-00 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 04210 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: 36.71050090 -99.89285046 LAVERNE ORIG BLOCK 62 LOT S2 OF 11-12 BOOK 781 PAGE 645																																																																																																																									
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Lot Data		Square-Foot - LAVERNE ORIGMULTI	
Lot Size	50 x 70		
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		



FRONT OF BUILDING 4/30/2025

Residential Data	
Type	5 Duplex
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Asbestos Siding
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	1,260
Fixture/RghIn	10 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	
Remodel	ROOF -
Year/Eff Age	1930 / 87

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	

Cost Approach		Manual :	
Base Cost	93.64	Total Misc Impr	+ 1,428
Roofing Adj	+ 3.67	Garage Cost	+ 0
Subfloor Adj	+ -0.75	Total RCN	= 136,273
Heat/Cool Adj	+ 1.60	Depreciation (75%)	- 102,205
Plumbing Adj	+ 8.86	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 34,068
Adj Base Cost	= 107.02	Lot Value	+ 1,400
Total Area	x 1,260	Indicated Value	= 35,468
Adjusted Cost	= 134,845	Value Per SqFt	28.15

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	34,068		
Lot Value	1,400		
Indicated Value	35,468	28.15	Per SqFt
Agland Value			
Site Improvements			
Total Value	35,468	28.15	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	5469	4x4		16	22.30		357
PRCH	Slab Porch - Covered	5470	4x4		16	22.30		357
PRCH	Slab Porch - Covered	5471	4x4		16	22.30		357
PRCH	Slab Porch - Covered	5472	4x4		16	22.30		357



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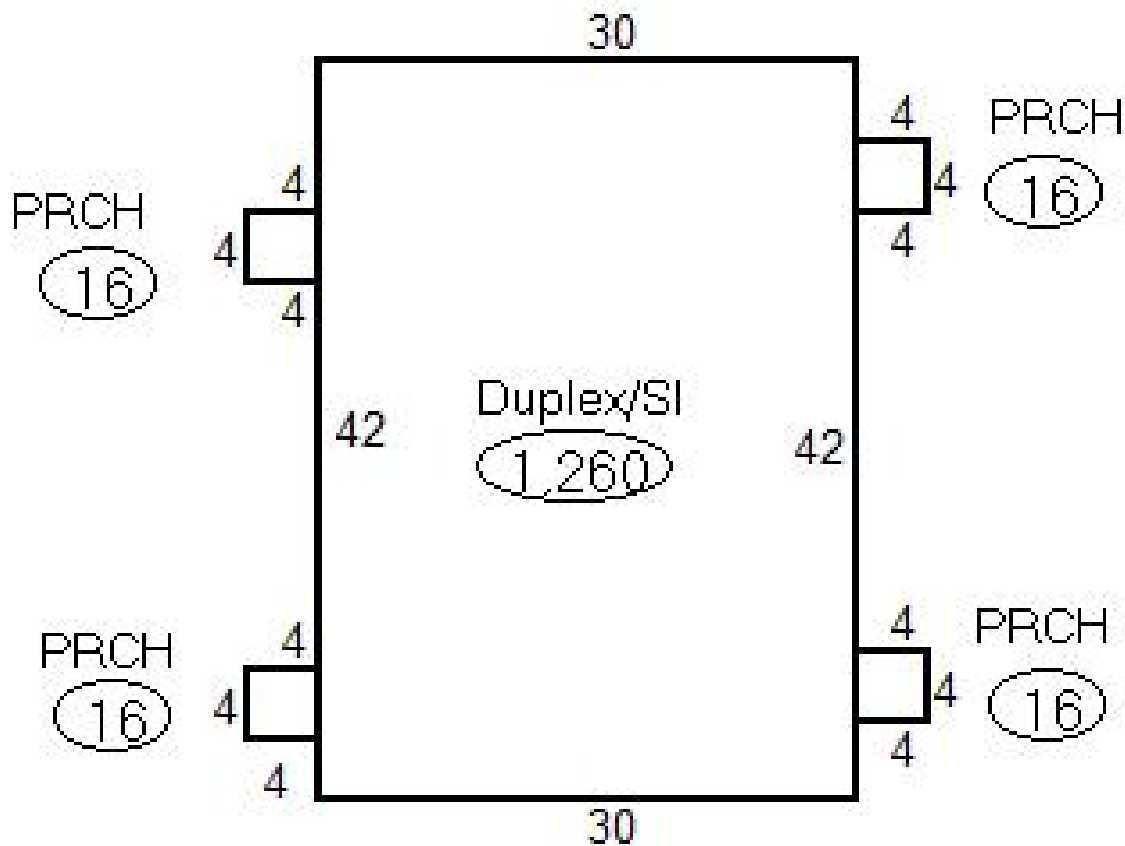
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Sketch Image

300006155



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	PRCH	16	1.000	16
2	M	PRCH		20	PRCH	16	1.000	16
3	M	PRCH		20	PRCH	16	1.000	16
4	M	PRCH		20	PRCH	16	1.000	16
5	R	1	Slab	20	Duplex/Sl	1,260	1.000	1,260
Total Building Area						1,260		1,260