




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:18:12
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Assessment Data					Primary Image				
Account	300006169				 <p>FRONT OF HOUSE 4/30/2025</p>				
Parcel ID	2001-00-063-021-0-001-00								
Cadastral ID	2001-063-021-00-0-001-00								
Property Type	REAL - Real Property								
Property Class	UR	VI Area	3						
Tax Area	202 - 1T-LAVERNE-C								
Name ID	12738								
CARNAGEY, BILLY D. REV TRUST									
167510 EW 33RD									
GAGE OK 73843-0000									
Parcel Location									
Situs	00514 NW FIRST ST								
Subdivision	LAVERNE ORIG.								
Lot/Block	0021 / 0063	Parcel Size	2 - Lots						
Sec/Twn/Rng	/ / /								
Neighborhood	200100 - LAVERNE ORIG\MULTI								
School District	1-LAVERN - 1-LAVERNE								
Legal Description	Lat/Long: 36.71150710 -99.89559478				Building Permits				
LAVERNE ORIG BLOCK 63 LOTS 21-22 BOOK 776 PAGE 29 TRUSTEES: BILLY D. CARNAGEY, JUSTIN S. CARNAGEY AND SHANNON L.					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					776/29	CARNAGEY, BILLY D.	05/09/2023	0	04
					776/26	CARNAGEY, BILLY D. AND	05/09/2023	0	04
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	
Remove Cap		Land Value	2,800	1,801	12%	216	Assessed	1,496	100.52
Year Frozen		Improvements	21,333	10,665		1,280	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	24,133	12,466		1,496	Total Taxable	1,496	101.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300006169	CARNAGEY, BILLY D. REV TRUST			202	24,133	0	1,425	96.00
2024	2024-300006169	CARNAGEY, BILLY D. REV TRUST			202	25,505	0	1,357	90.00
2023	2023-300006169	CARNAGEY, BILLY D. REV TRUST			202	23,503	0	1,293	87.00
2022	2022-300006169	CARNAGEY, BILLY D. ETUX			202	19,874	0	1,231	83.00
2021	2021-300006169	CARNAGEY, BILLY D. ETUX			202	18,529	0	1,172	81.00
2020	2020-300006169	CARNAGEY, BILLY D. ETUX			202	18,529	0	1,117	76.00
2019	2019-0006169	CARNAGEY, BILLY D. ETUX			202	18,529		1,064	63.00
2018	2018-0006169	CARNAGEY, BILLY D. ETUX			202	20,098		1,013	60.00
2017	2017-0006169	CARNAGEY, BILLY D. ETUX			202	19,347		965	58.00
2016	2016-0006169	CARNAGEY, BILLY D. ETUX			202	19,347		919	55.00
2015	2015-0006169	CARNAGEY, BILLY D. ETUX			202	19,117		875	52.00
2014	2014-0006169	CARNAGEY, BILLY D. ETUX			202	20,357		833	50.00
2013	2013-0006169	CARNAGEY, BILLY D. ETUX			202	30,129		794	47.00




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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	50 x 140	 <p>2001-00-063-021-0-001-00 04/23/25</p>
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	

FRONT OF HOUSE 4/30/2025

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	936 / 936
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 86

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	21,291		
Lot Value	2,800		
Indicated Value	24,091	25.74	Per SqFt
Agland Value			
Site Improvements	140		
Total Value	24,231	25.89	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	96.65	Total Misc Impr	+ 3,057
Roofing Adj	+ 5.29	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 106,457
Heat/Cool Adj	+ 1.73	Depreciation (80%)	- 85,166
Plumbing Adj	+ 6.81	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 21,291
Adj Base Cost	= 110.47	Lot Value	+ 2,800
Total Area	x 936	Indicated Value	= 24,091
Adjusted Cost	= 103,400	Value Per SqFt	25.74

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	5523	8x4		32	9.78		313
PATC	Patio - Covered	5524	17x10		170	16.14		2,744



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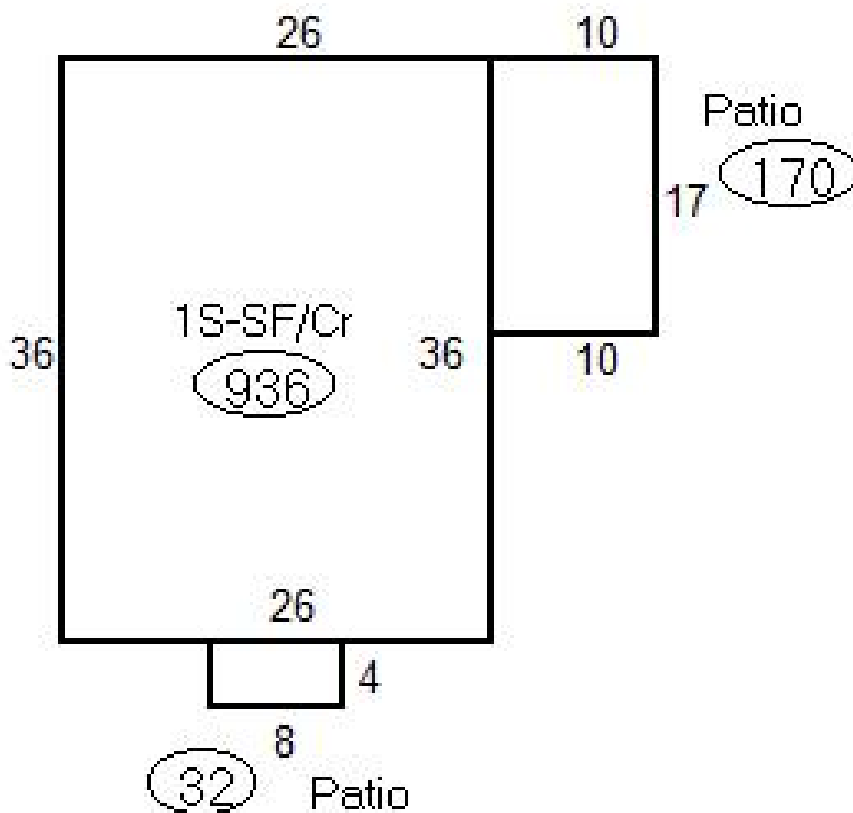
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Sketch Image

300006169



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	936	1.000	936
2	M	PATO		20	Patio	32	1.000	32
3	M	PATC		20	Patio	170	1.000	170
Total Building Area						936		936



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete Walk	33x3x0			99
	Qual	3	Cond 2	Year	Eff Age	67
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (7.08 x 99)	701		701	561
						140