



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	300006355			<p>2040-00-012-001-0-001-00_001.JPG 3/13/2023</p>							
Parcel ID	2040-00-012-001-0-001-00										
Cadastral ID	2040-012-001-00-0-001-00										
Property Type	REAL - Real Property										
Property Class	UR	VI Area	1								
Tax Area	202 - 1T-LAVERNE-C										
Name ID	24316										
CARSON, EDWARD K.											
604 S. BROADWAY AVE LAVERNE OK 73848-0000											
Parcel Location											
Situs	00604 S BROADWAY										
Subdivision	CORDES ADDN										
Lot/Block	0001 / 0012	Parcel Size	8 - Lots								
Sec/Twn/Rng	/ / /										
Neighborhood	200100 - LAVERNE ORIG\MULTI										
School District	1-LAVERN - 1-LAVERNE										
Legal Description Lat/Long: 36.70366533 -99.88123426				Building Permits							
CORDES ADD BLOCK 12 LOTS 1-8 CONNECTS WITH TERBUSH ADD PARCEL				Number	Description	Opened	Closed	Amount			
Exemptions				Sale History							
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code		
					/	LITTLE, MATTHEW & DANA LITTLE	12/10/2020	130,000	Q		
					711/2	LITTLE, MATTHEW &	08/13/2015	143,500	21		
					630/159	SHIREY, S. GARY ETUX TRUS	09/10/2007	200,000	MQ		
					/	LITTLE, MATTHEW & DANA LITTLE					
Parcel Valuation											
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax		
Remove Cap	2021	Land Value	7,680	7,680	12%	922	Assessed	19,299	1,296.70		
Year Frozen		Improvements	153,147	153,147		18,377	Penalty	0			
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00		
TIF Project ID	0	Total Value	160,827	160,827		19,299	Total Taxable	19,299	1,297.00		
Assessment History											
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax				
2025	2025-300006355	CARSON, EDWARD K.	202	160,827	0	19,299	1,297.00				
2024	2024-300006355	CARSON, EDWARD K.	202	163,032	0	18,405	1,224.00				
2023	2023-300006355	CARSON, EDWARD K.	202	146,074	0	17,529	1,177.00				
2022	2022-300006355	CARSON, EDWARD K.	202	146,074	0	17,529	1,187.00				
2021	2021-300006355	CARSON, EDWARD K.	202	146,074	0	17,529	1,210.00				
2020	2020-300006355	LITTLE, MATTHEW & DANA LITTLE	202	146,074	1000	16,529	1,120.00				
2019	2019-0006355	LITTLE, MATTHEW & DANA LITTLE	202	152,241		17,269	1,031.00				
2018	2018-0006355	CRISSUP, STACY AND	202	166,545		18,985	1,133.00				
2017	2017-0006355	CRISSUP, STACY AND	202	162,529		18,504	1,104.00				
2016	2016-0006355	CRISSUP, STACY AND	202	167,720		19,127	1,141.00				
2015	2015-0006355	CRISSUP, STACY AND	202	197,094		23,652	1,412.00				
2014	2014-0006355	LITTLE, MATTHEW AND	202	189,042		22,686	1,354.00				
2013	2013-0006355	LITTLE, MATTHEW AND	202	192,095		23,052	1,376.00				



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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	0 0	<p>2040-00-012-001-0-001-00_001.JPG 03/10/23</p>
Lot Count		
Units Buildable	7680	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	19,200.00 x .40 = 7,680	
Factor Value		
Adjustments		
Lot Value	7,680	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,250 / 2,250
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	6 / 2.0 /
Basement Area	2,250 Total, 2,219 Partition
Garage Type	840 Detached Garage - Finished
Remodel	
Year/Eff Age	1980 / 55



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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	85.05	Total Misc Impr	+ 23,742
Roofing Adj	+ 3.71	Garage Cost	+ 31,916
Subfloor Adj	+ 0.00	Total RCN	= 379,681
Heat/Cool Adj	+ 10.77	Depreciation (59%)	- 224,012
Plumbing Adj	+ 4.36	Lump Sums	+ 0
Basement Adj	+ 40.11	RCNLD	= 155,669
Adj Base Cost	= 144.01	Lot Value	+ 7,680
Total Area	x 2,250	Indicated Value	= 163,349
Adjusted Cost	= 324,023	Value Per SqFt	72.60

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	155,669		
Lot Value	7,680		
Indicated Value	163,349	72.60	Per SqFt
Agland Value			
Site Improvements	3,664		
Total Value	167,013	74.23	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	6053	25x4		100	40.06		4,006
EPSW	Enclosed Porch - Solid Wall	6055	20x12		240	58.63		14,071
RSPC	Raised Slab Porch - Covered	6056	12x5		60	40.26		2,416
CPDT	Carport - Detached	8693	24x14		336	9.67		3,249



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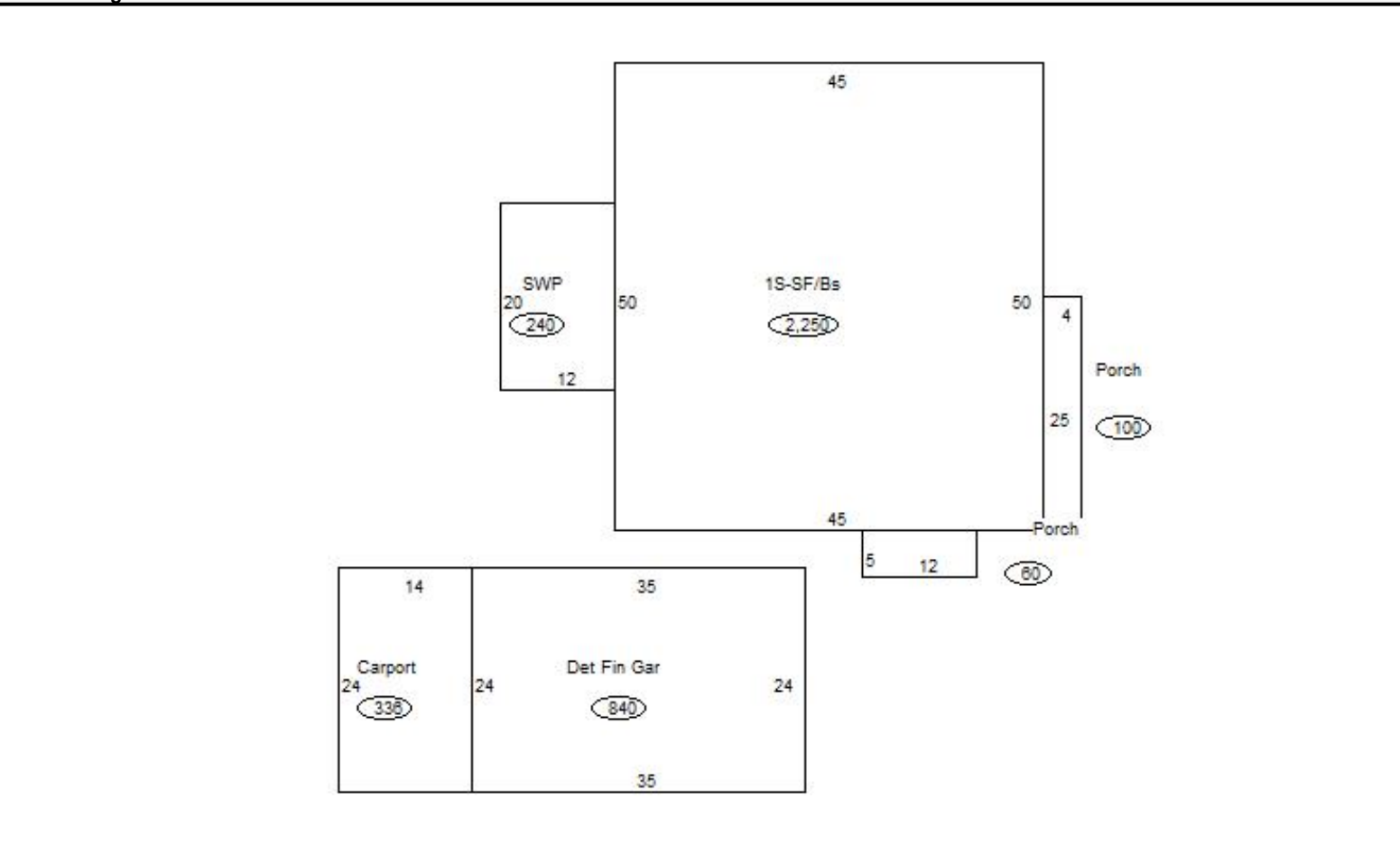
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Basement	20	1S-SF/Bs	2,250	1.000	2,250
2	M	RSPC		20	Porch	100	1.000	100
3	G	6		20	Det Fin Gar	840	1.000	840
4	M	EPSW		20	SWP	240	1.000	240
5	M	RSPC		20	Porch	60	1.000	60
6	M	CPDT		20	Carport	336	1.000	336
Total Building Area						2,250		2,250



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed - Metal	23x14x8		Formed Metal	322	
	Qual	3	Cond 3	Year 1992	Eff Age 34		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
	Base Cost (18.47 x 322)		5,947		5,947	4,758	1,189
	PACN	Paving - Concrete / SIDEWALK	45x4x0			180	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
	Base Cost (5.92 x 180)		1,066		1,066	853	213
	PACN	Paving - Concrete/ DRIVEWAY	100x30x0			3,000	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
	Base Cost (3.77 x 3,000)		11,310		11,310	9,048	2,262