



# 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	300006361				<p>2040-00-013-020-0-001-00_003.JPG 3/13/2023</p>									
Parcel ID	2040-00-013-020-0-001-00													
Cadastral ID	2040-013-020-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UC	VI Area 1												
Tax Area	202 - 1T-LAVERNE-C													
Name ID	15355													
LAWSON, BILLIE JO AND														
RANDALL LAWSON (JT)														
% MICHAEL CARNAGEY														
40872 S. COUNTY RD 198 #11														
WOODWARD OK 73801-														
Parcel Location														
Situs	00601 S BROADWAY													
Subdivision	CORDES ADDN													
Lot/Block	0020 / 0013	Parcel Size 5 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
Legal Description														
CORDES ADD BLOCK 13 LOTS 20-21-22-23-24 BOOK 754 PAGE 757														
Lat/Long: 36.70131292 -99.89136456														
Building Permits														
<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
749/85	CARNAGEY, GARY R. ETUX	11/20/2019	0	04										
600/450	MANNING, DANNY R, ETUX	01/12/2005	27,500	MU										
600/450	MANNING, DANNY RAY, ETUX	01/12/2005	27,500	PQ										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	14,000	14,000	12%	1,680	Assessed	8,088						
Year Frozen		Improvements	53,397	53,397		6,408	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0.00						
TIF Project ID	0	Total Value	67,397	67,397		8,088	Total Taxable	8,088						
543.43								543.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300006361	LAWSON, BILLIE JO AND	202	67,397	0	8,088	543.00							
2024	2024-300006361	LAWSON, BILLIE JO AND	202	67,898	0	8,148	542.00							
2023	2023-300006361	LAWSON, BILLIE JO AND	202	66,544	0	7,985	536.00							
2022	2022-300006361	LAWSON, BILLIE JO AND	202	66,544	0	7,985	541.00							
2021	2021-300006361	LAWSON, BILLIE JO AND	202	66,544	0	7,985	551.00							
2020	2020-300006361	LAWSON, BILLIE JO &	202	66,544	0	7,985	541.00							
2019	2019-0006361	CARNAGEY, GARY R.	202	66,041		7,925	473.00							
2018	2018-0006361	CARNAGEY, GARY R.	202	66,041		7,925	473.00							
2017	2017-0006361	CARNAGEY, GARY R.	202	67,600		7,740	462.00							
2016	2016-0006361	CARNAGEY, GARY R. AND	202	67,600		7,371	440.00							
2015	2015-0006361	CARNAGEY, GARY R. AND	202	63,583		7,020	419.00							
2014	2014-0006361	CARNAGEY, GARY R. AND	202	63,583		6,686	399.00							
2013	2013-0006361	CARNAGEY, GARY R. AND	202	112,395		6,368	380.00							



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Lot Data		Primary Image	
Lot Size	125 x 140		
Lot Count			
Units Buildable	14000		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Value Model	13 LAVERNE COMM		
Value Method	Square-Foot		
Base Lot Value	17,500.00 x .80 = 14,000		
Factor Value	0		
Adjustments			
Lot Value	14,000		
Cost Approach		Image Information	
Manual Date	07/2025	Image ID	25400
Total Building Area	2,505	Image Date	3/13/2023
Total Base Value	251,577	Name	003.JPG
Modifier Value		Description	2040-00-013-020-0-001-00_003.JPG
Misc Improvements			
Replacement Cost New	251,577		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	50,315		
Economic Depreciation			
RCNLD (All Sources)	50,315		
Depreciated Improvements			
Outbuilding Value			
Total Improvement Value	50,315		
Land Value	14,000		
Cost Approach Value	64,315 25.67/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	
Miscellaneous Income		Land Value	14,000
Effective Gross Income (EGI)		Total Appraised Value	64,315 25.67/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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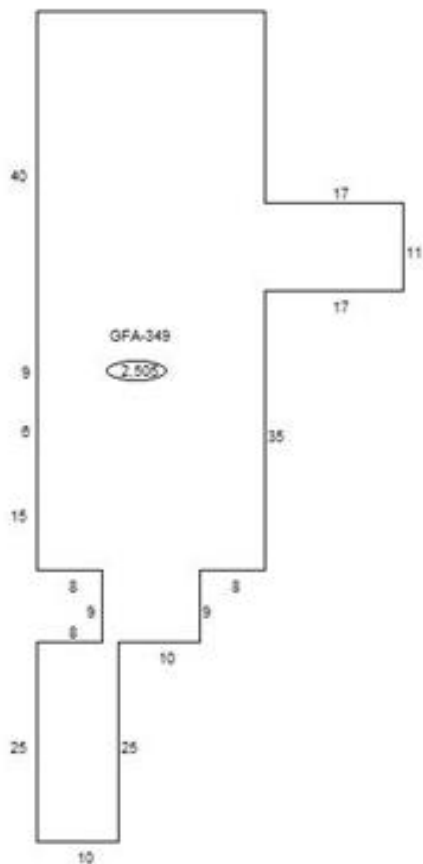
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Sketch Image

300006361



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	349		20	GFA-349	2,505	1.000	2,505
<b>Total Building Area</b>						2,505		2,505



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Account 300006361  
Parcel ID 2040-00-013-020-0-001-00  
Cadastral ID 2040-013-020-00-0-001-00

Tax Area Code 202  
Property Class UC  
Owners Name LAWSON, BILLIE JO AND

### Building Data

Building ID 194  
Building Sequence 1  
Occupancy 1 349 Fast Food Restaurant 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 2,505  
Average Perimeter 314  
Number Of Storys 1.00  
Average Wall Ht 11.00  
Year Built 1959  
Effective Age 67  
Construction Class 2 - Heavier Wood or Steel Stud Frame  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 12 - Invalid ExteriorWall Code  
Heating/Cooling 6 - Wall Furnace  
Roof Type Gable  
Roof Cover Composition

### Building Image

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1  
Finish Area - 1  
Finish Code - 2  
Finish Area - 2

### Image Information

Image Name  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 1  
Zone Description VI AREA 1  
Base Cost 91.54  
Wall Cost 0.00  
HVAC Cost 8.89  
Basement Cost 0.00  
Total Base Cost 100.43  
Total Area 2,505  
Base RCN 251,577  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 251,577  
Physical Depreciation 80%  
Functional Depreciation  
Total Depreciation 80% (201,262)  
Total RCNLD 50,315  
Lump Sums  
Total Building Value 50,315 \$ 20.09 Per SqFt

### Building Modifiers

Code	Description	Units - 1	Units - 2	Units - 3	Modifier Value
12	C-Block	Percent	50%		

Total Modifier Value