



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:21:37
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Assessment Data					Primary Image																																																																																																																				
Account 300006391 Parcel ID 2060-00-012-001-0-001-00 Cadastral ID 2060-012-001-00-0-001-00 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 SW FIFTH Subdivision TERBUSH ADDN Lot/Block 0001 / 0012 Parcel Size 8 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					<p>2060-00-012-001-0-001-00_001.JPG 3/13/2023</p>																																																																																																																				
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Lot Data		Square-Foot - LAVERNE ORIGMULTI	
Lot Size	0	0	
Lot Count			
Units Buildable	3520		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	8,800.00 x .40 = 3,520		
Factor Value			
Adjustments			
Lot Value	3,520		



Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

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			
Lot Value	3,520		
Indicated Value	3,520	0.00	Per SqFt
Agland Value			
Site Improvements			
Total Value	3,520	0.00	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 3,520
Total Area	x	Indicated Value	= 3,520
Adjusted Cost	= 0	Value Per SqFt	0.00

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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