



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 | 300006405 | | | | <p>HOUSE 3/13/2023</p> | | | | |
| Parcel ID | 2060-00-018-001-0-001-00 | | | | | | | | |
| Cadastral ID | 2060-018-001-00-0-001-00 | | | | | | | | |
| Property Type | REAL - Real Property | | | | | | | | |
| Property Class | UR | VI Area 1 | | | | | | | |
| Tax Area | 202 - 1T-LAVERNE-C | | | | | | | | |
| Name ID | 25078 | | | | | | | | |
| COLEMAN, JAYANNA B. | | | | | | | | | |
| 502 S. OKLAHOMA LAVERNE OK 73848- | | | | | | | | | |
| Parcel Location | | | | | | | | | |
| Situs | 00502 S OKLAHOMA | | | | | | | | |
| Subdivision | TERBUSH ADDN | | | | | | | | |
| Lot/Block | 0001 / 0018 | Parcel Size 3 - Lots | | | | | | | |
| Sec/Twn/Rng | / / / | | | | | | | | |
| Neighborhood | 200100 - LAVERNE ORIG\MULTI | | | | | | | | |
| School District | 1-LAVERN - 1-LAVERNE | | | | | | | | |
| Legal Description Lat/Long: 36.70834996 -99.89530363 | | | | | | | | | |
| TERBUSH ADD BLOCK 18 LOTS 1-2-3 BOOK 664 PAGE 676 | | | | | | | | | |
| Exemptions | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | Sale History | | | | |
| H | Homestead | Yes | 1,000 | 1,000 | Bk/Pg | Grantor | Date | Price | Code |
| | | | | | 767/825 | CARNAGEY, MICHAEL | 04/29/2022 | 95,000 | Q |
| | | | | | 664/676 | PERKINS, RAY M. & | 11/29/2010 | 82,000 | 21 |
| | | | | | 513/456 | PRICE, KOBY & SHEILA | 03/15/1996 | 37,500 | PQ |
| | | | | | 491/880 | PAREGIEN, STANLEY E. ETUX | 12/21/1993 | 35,000 | PQ |
| Parcel Valuation | | | | | | | | | |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 67.190 | Current Tax | |
| Remove Cap | 2023 | Land Value | 4,200 | 4,200 | 12% | 504 | Assessed | 11,738 | 788.68 |
| Year Frozen | | Improvements | 93,617 | 93,617 | | 11,234 | Penalty | 0 | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 1,000 | -68.00 |
| TIF Project ID | 0 | Total Value | 97,817 | 97,817 | | 11,738 | Total Taxable | 10,738 | 721.00 |
| Assessment History | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | |
| 2025 | 2025-300006405 | COLEMAN, JAYANNA B. | 202 | 97,817 | 1000 | 10,738 | 721.00 | | |
| 2024 | 2024-300006405 | COLEMAN, JAYANNA B. | 202 | 98,263 | 1000 | 10,742 | 714.00 | | |
| 2023 | 2023-300006405 | COLEMAN, JAYANNA B. | 202 | 95,000 | 0 | 11,400 | 766.00 | | |
| 2022 | 2022-300006405 | COLEMAN, JAYANNA B. | 202 | 73,951 | 0 | 8,874 | 601.00 | | |
| 2021 | 2021-300006405 | CARNAGEY, MICHAEL | 202 | 73,951 | 0 | 8,874 | 613.00 | | |
| 2020 | 2020-300006405 | CARNAGEY, MICHAEL | 202 | 73,951 | 0 | 8,874 | 601.00 | | |
| 2019 | 2019-0006405 | CARNAGEY, MICHAEL | 202 | 73,506 | | 8,821 | 526.00 | | |
| 2018 | 2018-0006405 | CARNAGEY, MICHAEL | 202 | 80,726 | | 9,687 | 578.00 | | |
| 2017 | 2017-0006405 | CARNAGEY, MICHAEL | 202 | 79,949 | | 9,594 | 573.00 | | |
| 2016 | 2016-0006405 | CARNAGEY, MICHAEL | 202 | 82,525 | | 9,903 | 591.00 | | |
| 2015 | 2015-0006405 | CARNAGEY, MICHAEL | 202 | 82,000 | | 9,840 | 587.00 | | |
| 2014 | 2014-0006405 | CARNAGEY, MICHAEL | 202 | 82,000 | | 9,840 | 587.00 | | |
| 2013 | 2013-0006405 | CARNAGEY, MICHAEL | 202 | 82,000 | | 9,840 | 587.00 | | |



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| Lot Data | Square-Foot - LAVERNE ORIGMULTI | Primary Image |
|-----------------|---------------------------------|---------------|
| Lot Size | 75 x 140 | |
| Lot Count | | |
| Units Buildable | 4200 | |
| Non-Ag Acres | | |
| Topography | | |
| Street Access | | |
| Utilities | | |
| Amenities | | |
| Method | Square-Foot | |
| Base Lot Value | 10,500.00 x .40 = 4,200 | |
| Factor Value | | |
| Adjustments | | |
| Lot Value | 4,200 | |

| Residential Data | |
|------------------|--------------------------------|
| Type | 1 Single Family Residence |
| Condition | 3.5 - Average |
| Quality | 3 - Average |
| Architecture | TRAD TRADITIONAL |
| Style | 100% One Story |
| Exterior Wall | 100% Frame, Siding, Vinyl |
| Base/Total Area | 1,551 / 1,551 |
| 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 | 3 / 2.0 / |
| Basement Area | |
| Garage Type | 728 Detached Garage - Finished |
| Remodel | PARTIAL - |
| Year/Eff Age | 1950 / 50 |

| | |
|-------|-----------|
| HOUSE | 3/13/2023 |
|-------|-----------|

| 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 | 82.48 | Total Misc Impr | + 9,458 |
| Roofing Adj | + 3.94 | Garage Cost | + 27,661 |
| Subfloor Adj | + 0.00 | Total RCN | = 197,648 |
| Heat/Cool Adj | + 10.77 | Depreciation (55%) | - 108,706 |
| Plumbing Adj | + 6.32 | Lump Sums | + 0 |
| Basement Adj | + 0.00 | RCNLD | = 88,942 |
| Adj Base Cost | = 103.50 | Lot Value | + 4,200 |
| Total Area | x 1,551 | Indicated Value | = 93,142 |
| Adjusted Cost | = 160,529 | Value Per SqFt | 60.05 |

| Value Reconciliation | | | |
|----------------------|---------------|-------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 88,942 | | |
| Lot Value | 4,200 | | |
| Indicated Value | 93,142 | 60.05 | Per SqFt |
| Agland Value | | | |
| Site Improvements | 3,031 | | |
| Total Value | 96,173 | 62.01 | Total Value Per SqFt |

| Miscellaneous Improvements | | | | | | | | |
|----------------------------|-----------------------------|-----------|-------|------|-------|-----------|------|-------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| RSPC | Raised Slab Porch - Covered | 6192 | 24x10 | | 240 | 39.41 | | 9,458 |



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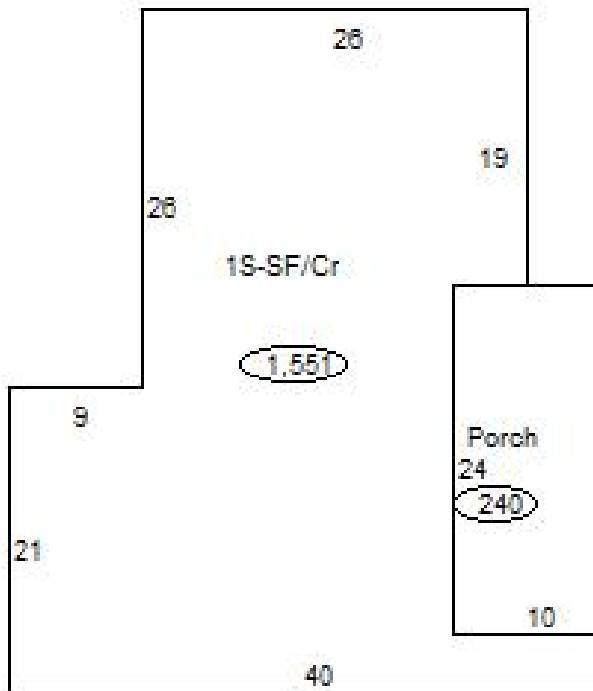
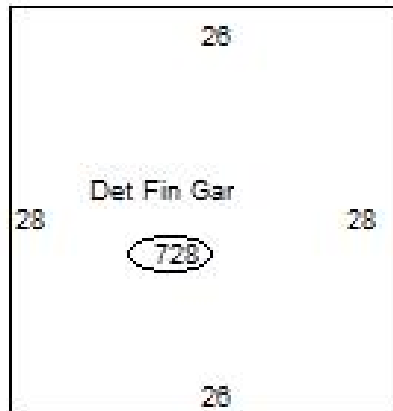
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Sketch Image

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Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|-----------|------------|------------|
| 1 | R | 1 | Crawl | 20 | 1S-SF/Cr | 1,551 | 1.000 | 1,551 |
| 2 | G | 6 | | 20 | Det Fin Gar | 728 | 1.000 | 728 |
| 3 | M | RSPC | | 20 | Porch | 240 | 1.000 | 240 |
| Total Building Area | | | | | | 1,551 | | 1,551 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|--|--------------------------|---------------------------------------|-----------------------|--------------------------------|--------------------------------|--------------|
|  | PACN | Paving - Concrete / Driveway to House | 18x4x0 | | | 72 |
| | Qual | 3 | Cond 3 | Year 2006 | Eff Age 20 | |
| | | | | 0 | | |
| Valuation Summary | | Modifier Total | RCN | Depr (80% Phys/ % Func) | | RCNLD |
| Base Cost (7.47 x 72) | | 538 | | 538 | 430 | 108 |
|  | CPDT | Carport - Detached | 24x21x8 | | Formed Metal | 504 |
| | Qual | 3 | Cond 3 | Year 2006 | Eff Age 20 | |
| | Valuation Summary | | Modifier Total | RCN | Depr (69% Phys/ % Func) | |
| Base Cost (7.94 x 504) | | 4,002 | | 4,002 | 2,761 | 1,241 |
|  | SHDS | Yard Shed - Wood | 8x6x6 | | Formed Metal | 48 |
| | Qual | 3 | Cond 3 | Year 2006 | Eff Age 20 | |
| | Valuation Summary | | Modifier Total | RCN | Depr (59% Phys/ % Func) | |
| Base Cost (32.21 x 48) | | 1,546 | | 1,546 | 912 | 634 |
|  | PACN | Paving - Concrete / FRONT SIDEWALK | 38x4x0 | | | 152 |
| | Qual | 3 | Cond 3 | Year 1940 | Eff Age 86 | |
| | Valuation Summary | | Modifier Total | RCN | Depr (80% Phys/ % Func) | |
| Base Cost (6.32 x 152) | | 961 | | 961 | 769 | 192 |
|  | PACN | Paving - Concrete / BACK SIDEWALK | 87x4x0 | | | 348 |
| | Qual | 3 | Cond 3 | Year 1940 | Eff Age 86 | |
| | | | | 0 | | |
| Valuation Summary | | Modifier Total | RCN | Depr (80% Phys/ % Func) | | RCNLD |
| Base Cost (4.18 x 348) | | 1,455 | | 1,455 | 1,164 | 291 |
|  | PACN | Paving - Concrete / CARPORT DRIVEWAY | 38x18x0 | | | 684 |
| | Qual | 3 | Cond 3 | Year 1940 | Eff Age 86 | |
| | | | | 0 | | |
| Valuation Summary | | Modifier Total | RCN | Depr (80% Phys/ % Func) | | RCNLD |
| Base Cost (4.13 x 684) | | 2,825 | | 2,825 | 2,260 | 565 |