




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 300009509 Parcel ID 2150-00-001-008-0-001-00 Cadastral ID 2150-001-008-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 4 Tax Area 202 - 1T-LAVERNE-C Name ID 16265 CARNAGEY, DEREK & LORI CARNAGEY 311 SW 7TH ST. LAVERNE OK 73848-0000 Parcel Location Situs 215181 Subdivision SOUTH PARK ADDN Lot/Block 0008 / 0001 Parcel Size 3.2 - Lots Sec/Twn/Rng / / / Neighborhood 200300 - SOUTHPARK School District 1-LAVERN - 1-LAVERNE	 <p>2150-00-001-010-0-001-00 9508 04/12/22</p> <p>1 HOUSE 4/14/2022</p>																									
Legal Description Lat/Long: 36.68697687 -99.63932887 SOUTH PARK BLOCK 1 Partial LOT 8 AND ALL OF LOT 9-11 (LOT 8 LESS S.15' OF LOT 8 AND E 65')	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																				
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Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>	Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>752/731</td> <td>MCGUIRE, RUSTY</td> <td>05/19/2020</td> <td>5,500</td> <td>04</td> </tr> <tr> <td>639/6</td> <td>LAVERNE CHAMBER OF COMMER</td> <td>05/27/2008</td> <td>5,500</td> <td>Q</td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code	752/731	MCGUIRE, RUSTY	05/19/2020	5,500	04	639/6	LAVERNE CHAMBER OF COMMER	05/27/2008	5,500	Q
Code	Type	Active	Maximum	Exemption																						
H	Homestead	Yes	1,000	1,000																						
Bk/Pg	Grantor	Date	Price	Code																						
752/731	MCGUIRE, RUSTY	05/19/2020	5,500	04																						
639/6	LAVERNE CHAMBER OF COMMER	05/27/2008	5,500	Q																						

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	
Remove Cap		Land Value	13,662	12,740	12%	1,529	Assessed	44,616	2,997.75
Year Frozen		Improvements	380,577	359,059		43,087	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-67.00
TIF Project ID	0	Total Value	394,239	371,799		44,616	Total Taxable	43,616	2,931.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-300009509	CARNAGEY, DEREK &	202	394,239	1000	42,316	2,843.00	
2024	2024-300009509	CARNAGEY, DEREK &	202	415,849	1000	41,055	2,731.00	
2023	2023-300009509	CARNAGEY, DEREK &	202	58,867	0	6,718	451.00	
2022	2022-300009509	CARNAGEY, DEREK &	202	53,313	0	6,398	433.00	
2021	2021-300009509	CARNAGEY, DEREK &	202	10,215	0	1,226	85.00	
2020	2020-300009509	CARNAGEY, DEREK &	202	10,215	0	975	66.00	
2019	2019-0009509	MCGUIRE, RUSTY	202	10,215		928	55.00	
2018	2018-0009509	MCGUIRE, RUSTY	202	10,215		884	53.00	
2017	2017-0009509	MCGUIRE, RUSTY	202	10,215		842	50.00	
2016	2016-0009509	MCGUIRE, RUSTY	202	10,215		802	48.00	
2015	2015-0009509	MCGUIRE, RUSTY	202	10,215		764	46.00	
2014	2014-0009509	MCGUIRE, RUSTY	202	10,215		728	43.00	
2013	2013-0009509	MCGUIRE, RUSTY	202	10,215		693	41.00	



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Lot Data		Square-Foot - SOUTHPARK ADD	
Lot Size	0	0	
Lot Count	0		
Units Buildable	9099		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	27,323.00 x .50 = 13,662		
Factor Value			
Adjustments			
Lot Value	13,662		



1 HOUSE

4/14/2022

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,269 / 2,869
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,269
Fixture/RghIn	12 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	715 Attached Garage - Unfinished 2 Stalls
Remodel	PARTIAL -
Year/Eff Age	2009 / 9

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	321,808		
Lot Value	13,662		
Indicated Value	335,470	116.93	Per SqFt
Agland Value			
Site Improvements	58,579		
Total Value	394,049	137.35	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	91.35	Total Misc Impr	+ 3,371
Roofing Adj	+ 3.89	Garage Cost	+ 27,702
Subfloor Adj	+ -3.16	Total RCN	= 353,635
Heat/Cool Adj	+ 13.89	Depreciation (9%)	- 31,827
Plumbing Adj	+ 6.46	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 321,808
Adj Base Cost	= 112.43	Lot Value	+ 13,662
Total Area	x 2,869	Indicated Value	= 335,470
Adjusted Cost	= 322,562	Value Per SqFt	116.93

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	6691	8x7		56	49.70		2,783
PATO	Raised Slab Porch - Open	6695	8x6		48	12.25		588



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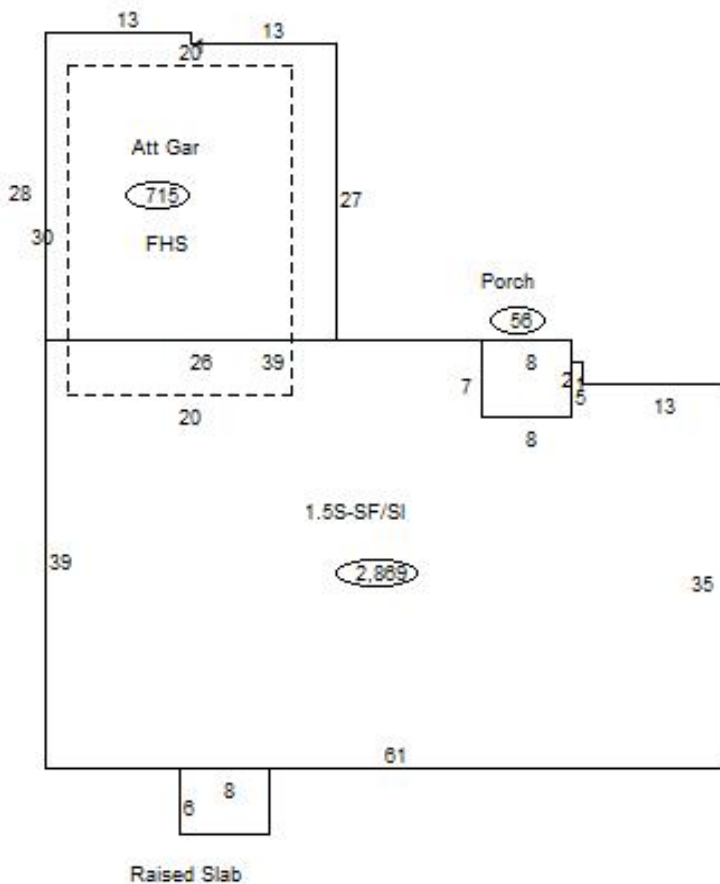
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	56	1.000	56
2	R	5	Slab	20	1.5S-SF/SI	2,269	1.264	2,869
3	G	1		20	Att Gar	715	1.000	715
4	U	^UL		20	FHS	600	1.000	600
5	M	PATO		20	Raised Slab	48	1.000	48
Total Building Area						2,269		2,869



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete	25x5x0			125
	Qual 3	Cond 3	Year 2022	Eff Age 4		
			0			
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (21% Phys/ % Func)	RCNLD
	Base Cost (6.71 x 125)		839	839	176	663
	EQSH	Equipment Shed	60x40x16	Concrete	Formed Metal	2,400
	Qual 3	Cond 3	Year 2022	Eff Age 4		
	Valuation Summary		Modifier Total	RCN	Depr (7% Phys/ % Func)	RCNLD
	Base Cost (21.34 x 2,400)		51,216	51,216	3,585	47,631
	LNT0	Lean To - Attached / left side	60x14x14		Formed Metal	840
	Qual 3	Cond 3	Year 2022	Eff Age 4		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (7.21 x 840)		6,056	6,056	1,514	4,542
	LNT0	Lean To - Attached	60x14x14		Formed Metal	840
	Qual 3	Cond 3	Year 2022	Eff Age 4		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (6.91 x 840)		5,804	5,804	1,451	4,353
	PACN	Paving - Concrete Sidewalk	52x4x0			208
	Qual 3	Cond 3	Year 2009	Eff Age 17		
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (5.52 x 208)		1,148	1,148	918	230
	PACN	Paving - Concrete Driveway	28x20x0			560
	Qual 3	Cond 3	Year 2009	Eff Age 17		
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.15 x 560)		2,324	2,324	1,859	465
	PACN	Paving - Concrete Sidewalk	52x4x0			208
	Qual 3	Cond 3	Year 2009	Eff Age 17		
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (5.52 x 208)		1,148	1,148	918	230



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	PACN	Paving - Concrete Driveway	28x20x0			560		
	Qual	3	Cond	3	Year	2009	Eff Age	17
						0		
						0		
Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD		
Base Cost (4.15 x 560)		2,324			2,324	1,859	465	