



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	300000002				<p>0000-02-25N-20W-1-001-00 03/28/23</p>									
Parcel ID	0000-02-25N-20W-1-001-00													
Cadastral ID	0000-25N-20W-02-1-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	1											
Tax Area	105 - J-6-FREEDOM													
Name ID	12345													
POWDERS, JOE														
2289 N 208 RD FREEDOM OK 73842-0000														
Parcel Location														
Situs	02289 208 RD N													
Subdivision														
Lot/Block	/	Parcel Size	120 - Acres											
Sec/Twn/Rng	2 / 25 / 20 / 1													
Neighborhood	1000 - COUNTY													
School District	J-6-WOOD - J-6 FREEDOM (Woods)													
HOME 4/3/2023														
Legal Description Lat/Long: 36.77829347 -99.30310482														
SEC. 2-25-20 LOTS 1-2;SENE4 BOOK 628 PAGE 817														
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	POWDERS, JOE													
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	71.940	Current Tax						
Remove Cap		Land Value	19,526	19,526	12%	2,343	Assessed	25,656 1,845.69						
Year Frozen		Improvements	83,288	83,288		9,994	Penalty	0						
Uncapped Value	0	Mobile Home	110,993	110,993		13,319	Exemption	1,000 -72.00						
TIF Project ID	0	Total Value	213,807	213,807		25,656	Total Taxable	24,656 1,774.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300000002	POWDERS, JOE	105	213,807	1000	24,656	1,774.00							
2024	2024-300000002	POWDERS, JOE	105	211,353	1000	24,017	1,728.00							
2023	2023-300000002	POWDERS, JOE	105	202,398	1000	23,288	1,675.00							
2022	2022-300000002	POWDERS, JOE	105	202,398	1000	23,288	1,675.00							
2021	2021-300000002	POWDERS, JOE	105	202,398	1000	23,288	1,675.00							
2020	2020-300000002	POWDERS, JOE	105	202,398	1000	23,288	1,675.00							
2019	2019-00000002	POWDERS, JOE	105	180,374		20,645	1,485.00							
2018	2018-00000002	POWDERS, JOE	105	139,140		15,697	1,129.00							
2017	2017-00000002	POWDERS, JOE	105	15,033		1,804	130.00							
2016	2016-00000002	POWDERS, JOE	105	15,033		1,804	130.00							
2015	2015-00000002	POWDERS, JOE	105	15,033		1,804	130.00							
2014	2014-00000002	POWDERS, JOE	105	15,033		1,804	134.00							
2013	2013-00000002	POWDERS, JOE	105	15,033		1,804	133.00							




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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1.5 Topography Street Access Utilities Amenities Method Acre Base Lot Value 1.50 x 3,583.33 = 5,375 Factor Value Adjustments Lot Value 5,375		 <p>0000-02-25N-20W-1-001-00 03/28/23</p>

Residential Data	
Type	6 Mobile Home 70 x 30
Condition	4 - Good
Quality	3 - Average
Architecture	DWMH Multi-wide MH
Style	100% Double Wide
Exterior Wall	90% Lap 10% Veneer, Masonry
Base/Total Area	2,100 / 2,100
Style	100% Double Wide
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	1,290 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2017 / 7

HOME 4/3/2023

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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	134,300		
Lot Value	5,375		
Indicated Value	139,675	66.51	Per SqFt
Agland Value	14,151		
Site Improvements	51,886		
Total Value	205,712	97.96	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	45.37	Total Misc Impr	+ 12,753
Roofing Adj	+ 2.08	Garage Cost	+ 34,715
Subfloor Adj	+ 0.00	Total RCN	= 159,881
Heat/Cool Adj	+ 1.76	Depreciation (16%)	- 25,581
Plumbing Adj	+ 4.32	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 134,300
Adj Base Cost	= 53.53	Lot Value	+ 5,375
Total Area	x 2,100	Indicated Value	= 139,675
Adjusted Cost	= 112,413	Value Per SqFt	66.51

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	4	60x10		600	12.86		7,716
PATC	Patio - Covered	8808	49x8		392	12.85		5,037



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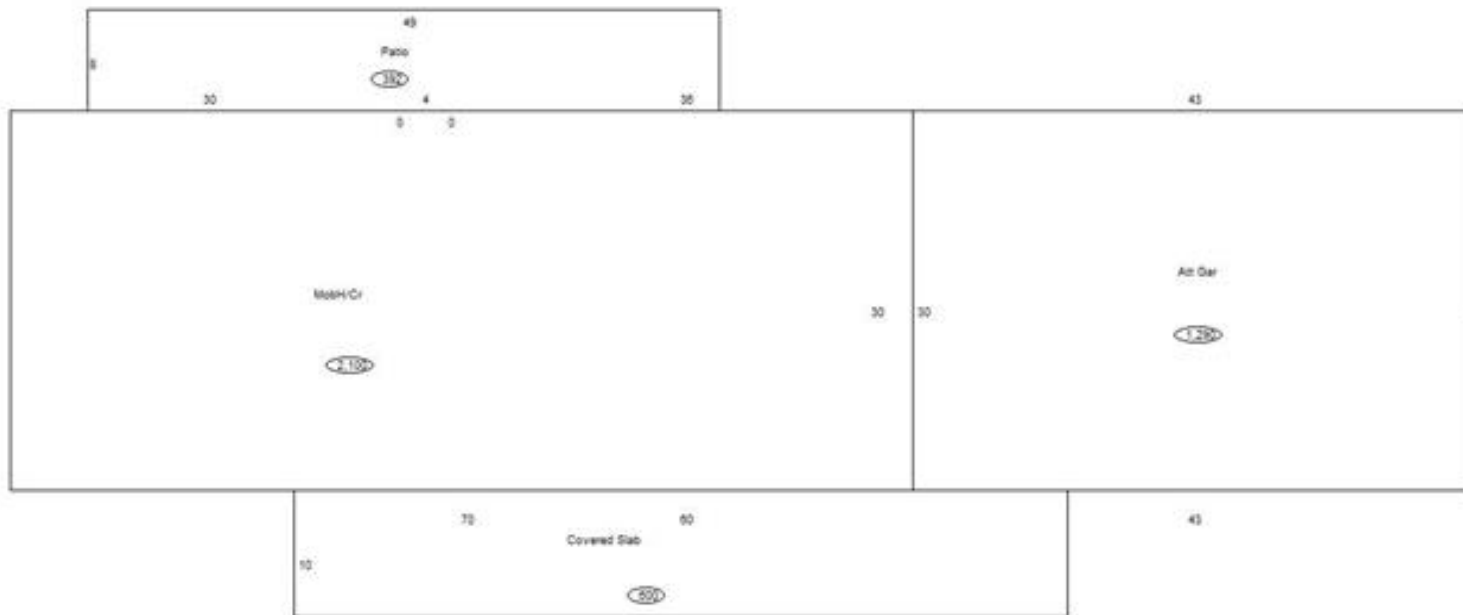
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Sketch Image

30000002



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14	Crawl	10	MobH/Cr	2,100	1.000	2,100
2	G	1		10	Att Gar	1,290	1.000	1,290
3	M	PRCH		10	Covered Slab	600	1.000	600
4	M	PATC		10	Patio	392	1.000	392
Total Building Area						2,100		2,100



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	UTIL	Utility Building	60x30x12		Formed Metal	1,800		
	Qual	3	Cond	3	Year	2018	Eff Age	8
						0		
						0		
Valuation Summary		Modifier Total		RCN	Depr (15% Phys/ % Func)	RCNLD		
Base Cost (24.25 x 1,800)		43,650		43,650	6,548	37,102		
	LNT0	Lean To - Attached	60x20x10		Formed Metal	1,200		
	Qual	3	Cond	3	Year	2018	Eff Age	8
	Valuation Summary		Modifier Total		RCN	Depr (43% Phys/ % Func)	RCNLD	
	Base Cost (5.76 x 1,200)		6,912		6,912	2,972	3,940	
	BFT1	Bulk Feed Tank - Single	0x0x0			20		
	Qual	3	Cond	3	Year	2018	Eff Age	8
	Valuation Summary		Modifier Total		RCN	Depr (43% Phys/ % Func)	RCNLD	
	Base Cost (236.24 x 20)		4,725		4,725	2,032	2,693	
	SHDS	Shipping/Storage Container	20x8x8			160		
	Qual	3	Cond	3	Year	2018	Eff Age	8
	Valuation Summary		Modifier Total		RCN	Depr (37% Phys/ % Func)	RCNLD	
	Base Cost (21.40 x 160)		3,424		3,424	1,267	2,157	
	SHDS	Yard Shed - Metal	12x10x6		Formed Metal	120		
	Qual	3	Cond	3	Year	2018	Eff Age	8
	Valuation Summary		Modifier Total		RCN	Depr (37% Phys/ % Func)	RCNLD	
	Base Cost (22.95 x 120)		2,754		2,754	1,019	1,735	
	PACN	Paving - Concrete	70x32x0			2,240		
	Qual	3	Cond	3	Year	2017	Eff Age	9
	Valuation Summary		Modifier Total		RCN	Depr (51% Phys/ % Func)	RCNLD	
	Base Cost (3.88 x 2,240)		8,691		8,691	4,432	4,259	



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Agland Inventory

300000002

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CA	CAREY SILT 1-3%	NP	50			8.696	160	160	1,391	1,391
CA	CAREY SILT 1-3%	CR	50			16.025	255	255	4,078	4,078
QA	QUINLAN LOAM	CR	11			.737	56	56	41	41
QA	QUINLAN LOAM	NP	11			20.982	35	35	739	739
QC	QUINLAN-WDWARD 5-12%	NP	14			3.654	45	45	164	164
QC	QUINLAN-WDWARD 5-12%	CR	14			.010	71	71	1	1
WB	WOODWARD 3-8%	NP	33			60.166	106	106	6,354	6,354
WB	WOODWARD 3-8%	CR	33			8.231	168	168	1,383	1,383
CR Totals						118.500			14,151	14,151
Total Agland						118.500			14,151	14,151