



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 05:51:48
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Assessment Data					Primary Image																																																																																																																			
Account 300000029 Parcel ID 0000-08-25N-20W-1-002-00 Cadastral ID 0000-25N-20W-08-1-002-00 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 102 - 4R-BUFFALO Name ID 12360 MCILVAIN, JASON P. & JACKIE L. MCILVAIN 2423 ST HWY 34 WOODWARD OK 73801-0000 Parcel Location Situs 2524 ST HWY 34 Subdivision Lot/Block / Parcel Size 48.46 - Acres Sec/Twn/Rng 8 / 25 / 20 / 1 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO					<p>0000-08-25N-20W-1-002-00 01/26/23</p>																																																																																																																			
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1 Topography Street Access Utilities Amenities Method Acre Base Lot Value 1.00 x 5,000.00 = 5,000 Factor Value Adjustments Lot Value 5,000		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	2,244 / 2,244
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,244
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2019 / 7

HOUSE	1/26/2023
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GRM Approach	
GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression	
MRA Code	
Adusted 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	78.51	Total Misc Impr	+ 13,695
Roofing Adj	+ 4.28	Garage Cost	+ 0
Subfloor Adj	+ -1.83	Total RCN	= 229,321
Heat/Cool Adj	+ 10.77	Depreciation (7%)	- 16,052
Plumbing Adj	+ 4.37	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 213,269
Adj Base Cost	= 96.09	Lot Value	+ 5,000
Total Area	x 2,244	Indicated Value	= 218,269
Adjusted Cost	= 215,626	Value Per SqFt	97.27

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	213,269		
Lot Value	5,000		
Indicated Value	218,269	97.27	Per SqFt
Agland Value	1,802		
Site Improvements	161		
Total Value	220,232	98.14	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	12	66x8		528	12.83		6,774
PATC	Patio - Covered	9	66x8		528	12.83		6,774
PATO	Slab Porch - Open	13	5x3		15	9.78		147



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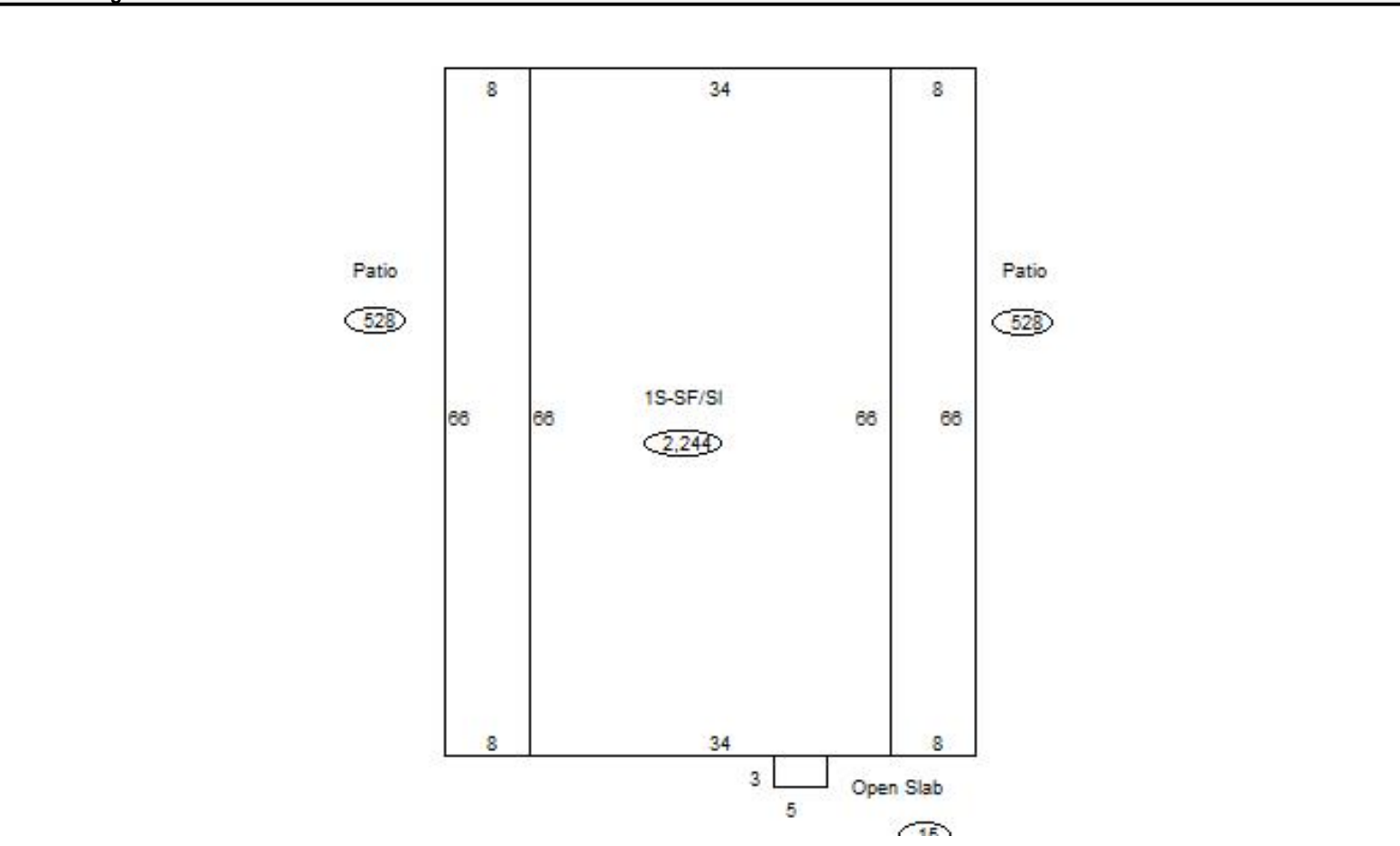
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Sketch Image

30000029



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	2,244	1.000	2,244
2	M	PATC		20	Patio	528	1.000	528
3	M	PATC		20	Patio	528	1.000	528
4	M	PATO		20	Open Slab	15	1.000	15
Total Building Area						2,244		2,244



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GBST	Grain Bin - Storage	15x15x31			498
	Qual 3	Cond 3	Year 1960	Eff Age 66		
Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (1.62 x 498)		807		807	646	161



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
QA	QUINLAN LOAM	NP	11			33.793	35	35	1,190	1,190
QC	QUINLAN-WDWARD 5-12%	NP	14			13.667	45	45	612	612
NP Totals						47.460			1,802	1,802
Total Agland						47.460			1,802	1,802