




# 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	300000102				 <p>Trailer bad shape 5/2/2023</p>				
Parcel ID	0000-28-25N-20W-1-001-00								
Cadastral ID	0000-25N-20W-28-1-001-00								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 1							
Tax Area	103 - J-1-WOODWARD								
Name ID	12379								
KING, TIM, FARM, LLC									
2800 STATE HWY 34 WOODWARD OK 73801-0000									
Parcel Location									
Situs	2825N20W11								
Subdivision									
Lot/Block	/	Parcel Size	320 - Acres						
Sec/Twn/Rng	28 / 25 / 20 / 1								
Neighborhood	1000 - COUNTY								
School District	J-1-WWD - J-1-WOODWARD (Woodward)								
Legal Description	Lat/Long: 36.59755325 -99.44479741				Building Permits				
SEC 28-25-20 E2 BOOK 581 PAGE 199					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	KING, TIM, FARM, LLC			
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	84.820	Current Tax	
Remove Cap		Land Value	19,144	19,144	12%	2,297	Assessed	3,928	333.17
Year Frozen		Improvements	25,654	13,593		1,631	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	44,798	32,737		3,928	Total Taxable	3,928	333.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300000102	KING, TIM, FARM, LLC	103	44,798	0	3,814	324.00		
2024	2024-300000102	KING, TIM, FARM, LLC	103	40,081	0	3,703	310.00		
2023	2023-300000102	KING, TIM, FARM, LLC	103	29,961	0	3,596	307.00		
2022	2022-300000102	KING, TIM, FARM, LLC	103	29,961	0	3,596	313.00		
2021	2021-300000102	KING, TIM, FARM, LLC	103	29,961	0	3,596	304.00		
2020	2020-300000102	KING, TIM, FARM, LLC	103	29,961	0	3,596	306.00		
2019	2019-0000102	KING, TIM, FARM, LLC	103	30,672		3,681	307.00		
2018	2018-0000102	KING, TIM, FARM, LLC	103	31,124		3,735	317.00		
2017	2017-0000102	KING, TIM, FARM, LLC	103	37,534		4,479	375.00		
2016	2016-0000102	KING, TIM, FARM, LLC	103	36,921		4,349	370.00		
2015	2015-0000102	KING, TIM, FARM, LLC	103	35,641		4,222	356.00		
2014	2014-0000102	KING, TIM, FARM, LLC	103	36,025		4,098	349.00		
2013	2013-0000102	KING, TIM, FARM, LLC	103	36,537		3,980	324.00		



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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		Trailer bad shape		5/2/2023				
Adjustments		<b>GRM Approach</b>						
Lot Value	5,000	GRM Code						
<b>Residential Data</b>		Gross Rent						
Type		Indicated Value						
Condition	-	<b>Multiple Regression</b>						
Quality	-	MRA Code						
Architecture		Adusted R						
Style		Indicated Value						
Exterior Wall		<b>Direct Comparables</b>						
Base/Total Area /		Selection Model DEFAULT DEFAULT SELECTION MODEL						
Style		Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE						
HVAC		Comparables						
Roof Cover		Indicated Value						
Area on Slab		<b>Value Reconciliation</b>						
Fixture/RghIn /		Selected Approach Cost Approach						
Bed/F/H Bath / /		Improvements						
Basement Area		Lot Value 5,000						
Garage Type		Indicated Value 5,000 0.00 Per SqFt						
Remodel		Aglard Value 14,144						
Year/Eff Age /		Site Improvements 35,240						
<b>Cost Approach</b>		Total Value 54,384 0.00 Total Value Per SqFt						
Manual :								
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
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	=					
Adj Base Cost	= 0.00	Lot Value	+	5,000				
Total Area	x	Indicated Value	=	5,000				
Adjusted Cost	= 0	Value Per SqFt		0.00				
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Metal	12x8x6		Formed Metal	96
	Qual	3	Cond 3	Year 2018	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (24.56 x 96)	2,358		2,358	872	1,486
	SHDS	Yard Shed - Wood BLUE	8x6x6		Composition Shingle	48
	Qual	3	Cond 3	Year 2017	Eff Age 9	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (31.81 x 48)	1,527		1,527	611	916
	SHDS	Shed - Small	20x12x10		Formed Metal	240
	Qual	3	Cond 3	Year 2012	Eff Age 14	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (20.18 x 240)	4,843		4,843	2,373	2,470
	SHDS	Yard Shed - Metal	10x8x6		Formed Metal	80
	Qual	3	Cond 3	Year 2010	Eff Age 16	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (26.23 x 80)	2,098		2,098	1,091	1,007
	SHDS	Yard Shed - Metal	8x8x6		Galvanized Metal	64
	Qual	3	Cond 3	Year 2005	Eff Age 21	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (61% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (26.51 x 64)	1,697		1,697	1,035	662
	UTIL	Utility Building	80x40x0		Concrete	3,200
	Qual	2	Cond 2	Year 1998	Eff Age 34	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (60% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (20.96 x 3,200)	67,072		67,072	40,243	26,829
	SHDS	MH SALVAGE VALUE	68x12x8		Galvanized Metal	816
	Qual	1	Cond 1	Year 1960	Eff Age 92	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (11.46 x 816)	9,351		9,351	7,481	1,870



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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
LD	LOAMY ALLUVIAL LAND	NP	33			36.869	106	106	3,893	3,893
MG	MANSKER-POTTER 5-20%	NP	15			7.352	48	48	353	353
QA	QUINLAN LOAM	NP	11			13.905	35	35	489	489
QC	QUINLAN-WDWARD 5-12%	NP	14			32.022	45	45	1,435	1,435
RD	ROUGH BROKEN LAND	NP	10			220.004	32	32	7,040	7,040
WB	WOODWARD 3-8%	NP	33			8.847	106	106	934	934
<b>NP Totals</b>						319.000			14,144	14,144
<b>Total Agland</b>						319.000			14,144	14,144