



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 05:53:12
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Assessment Data					Primary Image																																																																																																																				
Account 300000116 Parcel ID 0000-30-25N-20W-3-001-00 Cadastral ID 0000-25N-20W-30-3-001-00 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 104 - J-5-FORT SUPPLY Name ID 12384 BRANSON, RHONDA KAY & RICKY JOE EDWARDS P O BOX 6 FT. SUPPLY OK 73841-0000 Parcel Location Situs 3025N20W31 Subdivision Lot/Block / Parcel Size 160 - Acres Sec/Twn/Rng 30 / 25 / 20 / 3 Neighborhood 1000 - COUNTY School District J-5-FS - J-5-FORT SUPPLY (Woodward)					<p>0000-30-25N-20W-3-001-00 04/03/23</p> <p>0000-30-25N-20W-3-001-00_001.JPG 4/4/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.71422242 -99.40809649 SEC.30-25-20 LOTS 3-4; E2SW4 BOOK 708 PAGE 389																																																																																																																									
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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				0000-30-25N-20W-3-001-00_002.JPG 4/4/2023				
Type	6 Mobile Home 66 x 14			GRM Approach				
Condition	3 - Average			GRM Code				
Quality	3 - Average			Gross Rent				
Architecture	SWMH Singlewide MH			Indicated Value				
Style	100% Single Wide			Multiple Regression				
Exterior Wall	100% Aluminum Sheet			MRA Code				
Base/Total Area	924 / 924			Adusted R				
Style	100% Single Wide			Indicated Value				
HVAC	100% Warmed & Cooled Air			Direct Comparables				
Roof Cover	6 Galvanized Metal			Selection Model DEFAULT DEFAULT SELECTION MODEL				
Area on Slab	0			Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE				
Fixture/RghIn	8 /			Comparables				
Bed/F/H Bath	3 / 2.0 /			Indicated Value				
Basement Area				Value Reconciliation				
Garage Type				Selected Approach Cost Approach				
Remodel				Improvements 12,932				
Year/Eff Age	1981 / 45			Lot Value 5,000				
Cost Approach		Manual :		Indicated Value 17,932				
Base Cost	53.62	Total Misc Impr	+ 0	Agland Value 28,071				
Roofing Adj	+ 2.56	Garage Cost	+ 0	Site Improvements				
Subfloor Adj	+ 0.00	Total RCN	= 64,662	Total Value 46,003				
Heat/Cool Adj	+ 4.00	Depreciation (80%)	- 51,730	49.79 Total Value Per SqFt				
Plumbing Adj	+ 9.81	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 12,932					
Adj Base Cost	= 69.98	Lot Value	+ 5,000					
Total Area	x 924	Indicated Value	= 17,932					
Adjusted Cost	= 64,662	Value Per SqFt	19.41					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



Harper

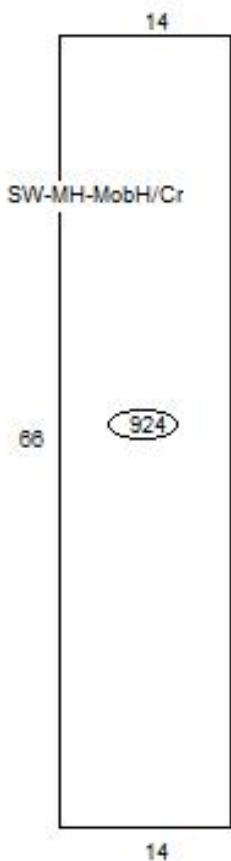
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Sketch Image

300000116



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13	Crawl	20	SW-MH-MobH/Cr	924	1.000	924
Total Building Area						924		924



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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	1 - Low
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	875 / 875
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1936 / 126

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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	14,933		
Lot Value			
Indicated Value	14,933	17.07	Per SqFt
Agland Value			
Site Improvements			
Total Value	14,933	17.07	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	72.99	Total Misc Impr	+ 0
Roofing Adj	+ 3.45	Garage Cost	+ 0
Subfloor Adj	+ 2.13	Total RCN	= 74,664
Heat/Cool Adj	+ 1.29	Depreciation (80%)	- 59,731
Plumbing Adj	+ 5.47	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 14,933
Adj Base Cost	= 85.33	Lot Value	+ 14,933
Total Area	x 875	Indicated Value	= 14,933
Adjusted Cost	= 74,664	Value Per SqFt	17.07

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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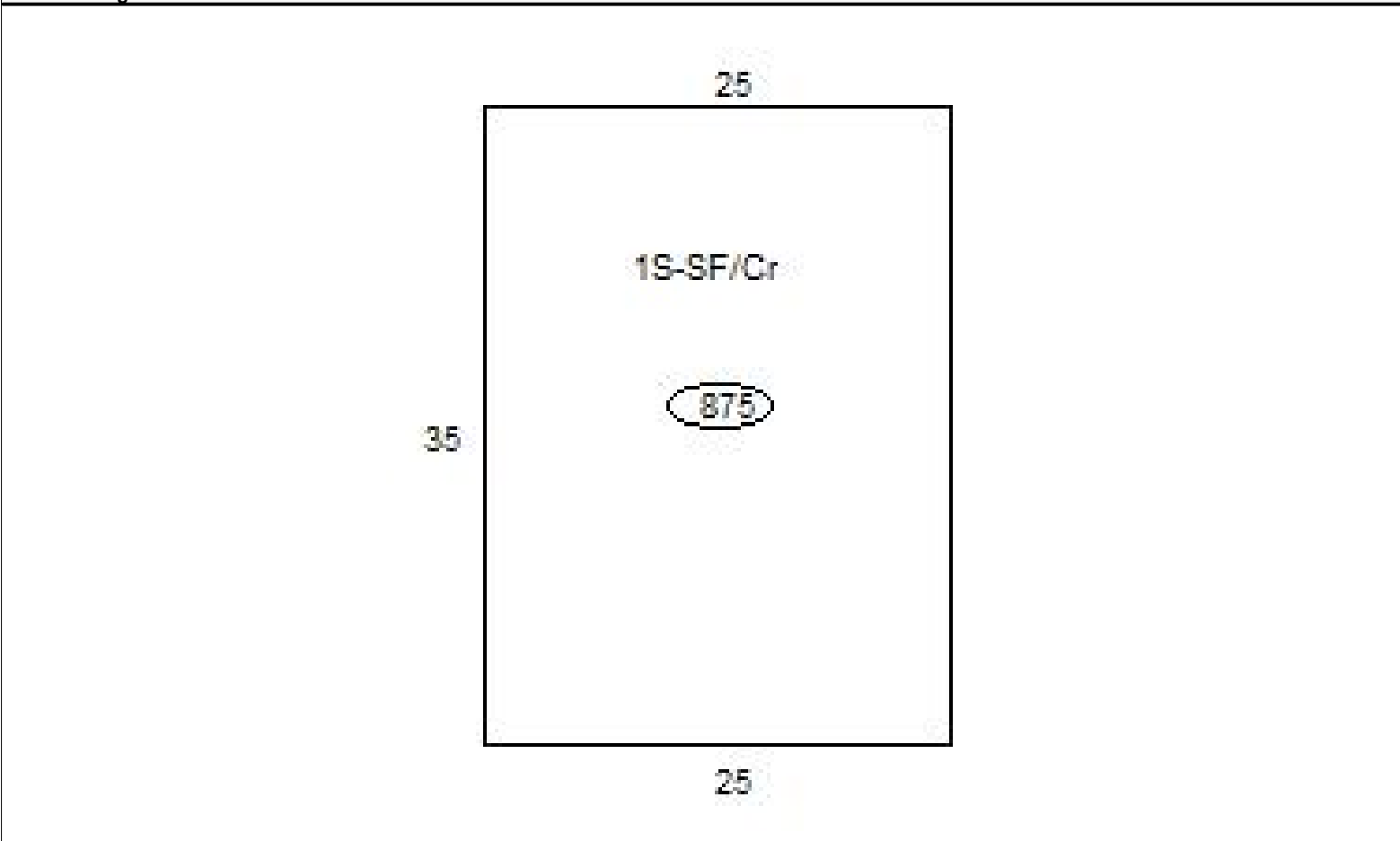
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Sketch Image

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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	875	1.000	875
Total Building Area						875		875



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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
DA	DALHART 1-3%	NP	50			.472	160	160	76	76
DA	DALHART 1-3%	CR	50			5.343	255	255	1,360	1,360
DC	DALHART-CARWILE	CR	48			24.606	244	244	6,012	6,012
DC	DALHART-CARWILE	NP	48			2.192	154	154	337	337
PA	PRATT BILLOWY	NP	48			.468	154	154	72	72
PA	PRATT BILLOWY	CR	48			11.949	244	244	2,919	2,919
PD	PRATT LOAMY HUMMOCKY	CR	31			102.216	158	158	16,129	16,129
PD	PRATT LOAMY HUMMOCKY	NP	31			11.755	99	99	1,166	1,166
NP Totals						159.000			28,071	28,071
Total Agland						159.000			28,071	28,071