



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 300000128 Parcel ID 0000-32-25N-20W-3-001-00 Cadastral ID 0000-25N-20W-32-3-001-00 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 103 - J-1-WOODWARD Name ID 23811 KING, TIMOTHY B. 2800 STATE HWY 34 WOODWARD OK 73801-0000 Parcel Location Situs 29 RD E Subdivision Lot/Block / Parcel Size 7 - Acres Sec/Twn/Rng 32 / 25 / 20 / 3 Neighborhood 1000 - COUNTY School District J-1-WWD - J-1-WOODWARD (Woodward)																																																																																																																									
Legal Description Lat/Long: 36.62936986 -99.29993034 SEC.32-25-20 TRACT IN W2 BOOK 786 PAGE 518										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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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 3 Topography Street Access Utilities Amenities Method Acre Base Lot Value 3.00 x 2,166.67 = 6,500 Factor Value Adjustments Lot Value 6,500		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,048 / 2,048
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	9 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	625 Total, 625 Partition
Garage Type	440 Carport - Gable Roof
Remodel	
Year/Eff Age	1961 / 65

House	4/3/2023
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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		

Cost Approach		Manual :	
Base Cost	86.85	Total Misc Impr	+ 8,964
Roofing Adj	+ 3.79	Garage Cost	+ 3,687
Subfloor Adj	+ 0.00	Total RCN	= 255,851
Heat/Cool Adj	+ 10.77	Depreciation (66%)	- 168,862
Plumbing Adj	+ 5.34	Lump Sums	+ 0
Basement Adj	+ 11.99	RCNLD	= 86,989
Adj Base Cost	= 118.75	Lot Value	+ 6,500
Total Area	x 2,048	Indicated Value	= 93,489
Adjusted Cost	= 243,200	Value Per SqFt	45.65

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	86,989		
Lot Value	6,500		
Indicated Value	93,489	45.65	Per SqFt
Agland Value	775		
Site Improvements	51,990		
Total Value	146,254	71.41	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1	1	4,783.32		4,783
RSPC	Raised Slab Porch - Covered	25		84	84	40.14		3,372
RSPC	Raised Slab Porch - Covered	26	5x4		20	40.44		809



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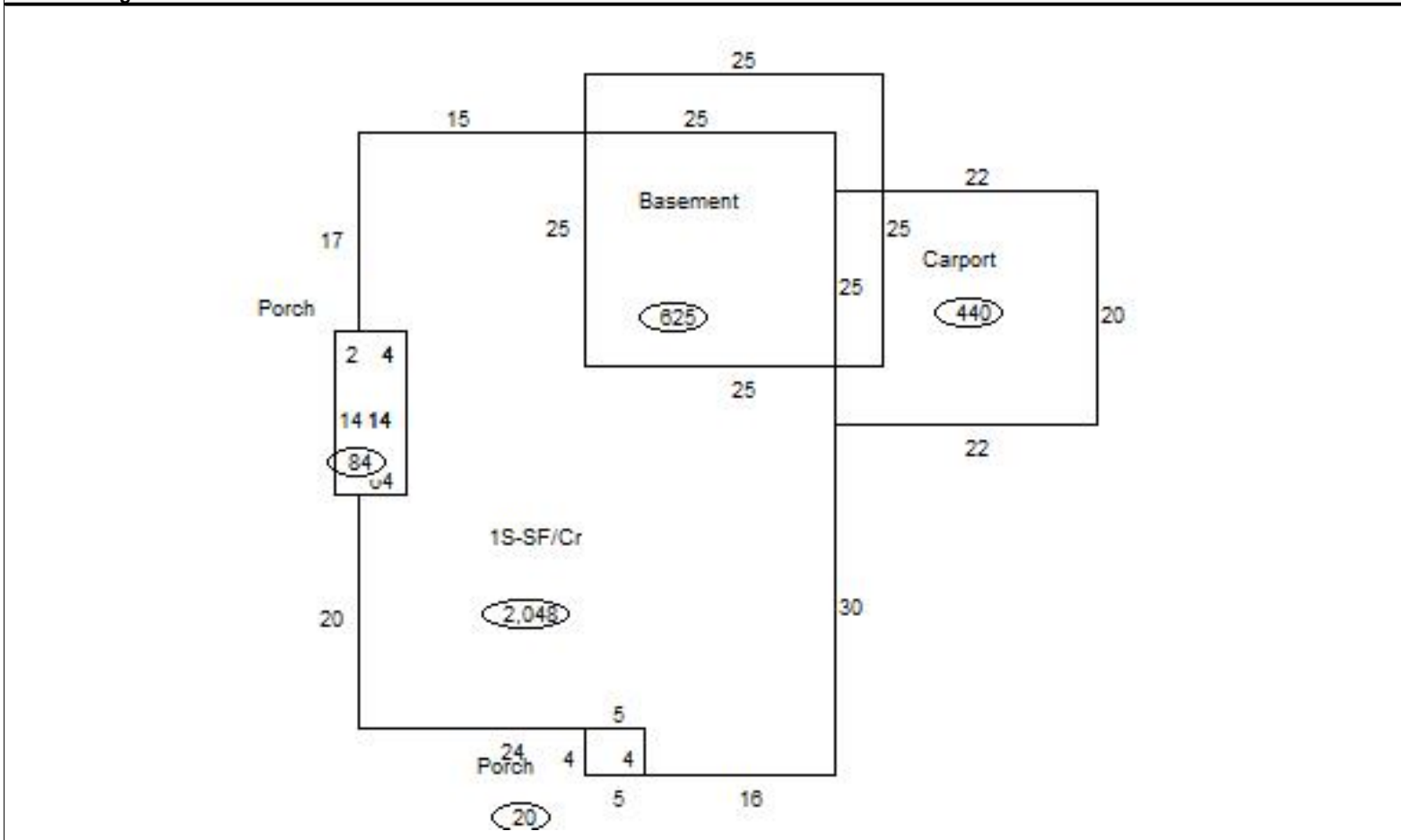
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Sketch Image

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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	84	1.000	84
2	M	RSPC		20	Porch	20	1.000	20
3	G	3		20	Carport	440	1.000	440
4	R	1	Crawl	20	1S-SF/Cr	2,048	1.000	2,048
5	B			20	Basement	625	1.000	625
Total Building Area						2,048		2,048



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	30x15x8		Formed Metal	450
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
	Base Cost (17.80 x 450)		8,010	8,010	5,607	2,403
	UTIL	Utility Building	60x40x14		Formed Metal	2,400
	Qual	3	Cond 3	Year 1995	Eff Age 31	
	Valuation Summary		Modifier Total	RCN	Depr (58% Phys/ % Func)	RCNLD
	Base Cost (23.07 x 2,400)		55,368	55,368	32,113	23,255
	UTIL	Utility Building	80x30x12	Concrete	Formed Metal	2,400
	Qual	3	Cond 3	Year 1995	Eff Age 31	
	Valuation Summary		Modifier Total	RCN	Depr (58% Phys/ % Func)	RCNLD
	Base Cost (22.70 x 2,400)		54,480	54,480	31,598	22,882
	SHDS	Yard Shed - Metal	20x10x8		Formed Metal	200
	Qual	3	Cond 3	Year 1995	Eff Age 31	
	Valuation Summary		Modifier Total	RCN	Depr (78% Phys/ % Func)	RCNLD
	Base Cost (20.88 x 200)		4,176	4,176	3,257	919
	SHDS	Shed - Small	20x22x10		Formed Metal	440
	Qual	3	Cond 3	Year 1995	Eff Age 31	
	Valuation Summary		Modifier Total	RCN	Depr (78% Phys/ % Func)	RCNLD
	Base Cost (18.04 x 440)		7,938	7,938	6,192	1,746
	PACN	Paving - Concrete	40x24x0			960
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.09 x 960)		3,926	3,926	3,141	785



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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
DC	DALHART-CARWILE	CR	48			1.466	244	244	358	358
PB	PRATT HUMMOCKY	NP	40			1.308	128	128	167	167
PB	PRATT HUMMOCKY	CR	40			1.226	204	204	250	250
CR Totals						4.000			775	775
Total Agland						4.000			775	775