




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 300000226 Parcel ID 0000-25-25N-21W-2-001-00 Cadastral ID 0000-25N-21W-25-2-001-00 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 104 - J-5-FORT SUPPLY Name ID 12371 SMITH RANCH LIVING TRUST (THE) 19976 E RD 28 WOODWARD OK 73801-0000 Parcel Location Situs 2525N21W21 Subdivision Lot/Block / Parcel Size 160 - Acres Sec/Twn/Rng 25 / 25 / 21 / 2 Neighborhood 1000 - COUNTY School District J-5-FS - J-5-FORT SUPPLY (Woodward)	 <p>0000-25-25N-21W-2-001-00_002.JPG 4/4/2023</p>																				
Legal Description Lat/Long: 36.68498903 -99.41892272 SEC.25-25-21 SW4 BOOK 750 PAGE 673 CHUCK SMITH & SUE SMITH, TRUSTEES	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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Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Code	Type	Active	Maximum	Exemption						Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code					
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Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	66.830	Current Tax	
Remove Cap		Land Value	20,498	20,498	12%	2,460	Assessed	5,066	338.56
Year Frozen		Improvements	38,996	21,717		2,606	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	59,494	42,215		5,066	Total Taxable	5,066	339.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-300000226	SMITH RANCH LIVING TRUST (THE)	104	59,494	0	4,919	329.00	
2024	2024-300000226	SMITH RANCH LIVING TRUST	104	60,327	0	4,775	319.00	
2023	2023-300000226	SMITH RANCH LIVING TRUST	104	38,635	0	4,636	310.00	
2022	2022-300000226	SMITH RANCH LIVING TRUST	104	38,635	0	4,636	310.00	
2021	2021-300000226	SMITH RANCH LIVING TRUST	104	38,635	0	4,636	310.00	
2020	2020-300000226	SMITH RANCH LIVING TRUST	104	38,635	0	4,636	369.00	
2019	2019-0000226	SMITH, C.R. (CHUCK)	104	38,924		4,671	375.00	
2018	2018-0000226	SMITH, C.R. (CHUCK)	104	38,924		4,555	362.00	
2017	2017-0000226	SMITH, C.R. (CHUCK)	104	37,845		4,423	355.00	
2016	2016-0000226	SMITH, C.R. (CHUCK)	104	37,845		4,293	345.00	
2015	2015-0000226	SMITH, C.R. (CHUCK)	104	38,274		4,169	329.00	
2014	2014-0000226	SMITH, C.R. (CHUCK)	104	37,322		4,048	315.00	
2013	2013-0000226	SMITH, C.R. (CHUCK)	104	37,322		3,930	303.00	



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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 Adjustments Lot Value 5,000		

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	1,346 / 1,346
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	1938 / 123

0000-25-25N-21W-2-001-00	04/03/23
0000-25-25N-21W-2-001-00_002.JPG	4/4/2023

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	64.04	Total Misc Impr	+ 4,722
Roofing Adj	+ 3.05	Garage Cost	+ 0
Subfloor Adj	+ 1.96	Total RCN	= 104,191
Heat/Cool Adj	+ 1.29	Depreciation (80%)	- 83,353
Plumbing Adj	+ 3.55	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 20,838
Adj Base Cost	= 73.90	Lot Value	+ 5,000
Total Area	x 1,346	Indicated Value	= 25,838
Adjusted Cost	= 99,469	Value Per SqFt	19.20

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	20,838		
Lot Value	5,000		
Indicated Value	25,838	19.20	Per SqFt
Agland Value	15,498		
Site Improvements	18,207		
Total Value	59,543	44.24	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PATC	Patio - Covered	49	462		462	10.22	4,722



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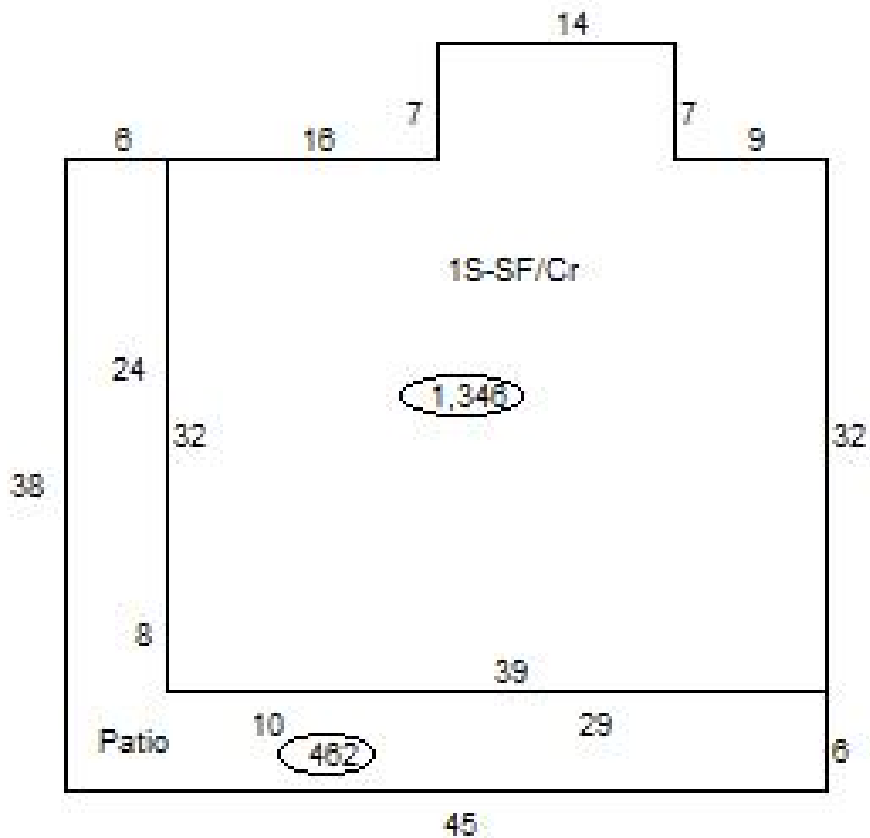
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Sketch Image

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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	1,346	1.000	1,346
2	M	PATC		20	Patio	462	1.000	462
Total Building Area						1,346		1,346



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GBST	Grain Bin 1000 BU	0x0x0			1,000
	Qual	3	Cond 3	Year 1985	Eff Age 41	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (1.62 x 1,000)	1,620		1,620	1,296	324
	ASC	Awning/Shelter/Carport	40x10x8		Formed Metal	400
	Qual	3	Cond 3	Year 1985	Eff Age 31	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (3.94 x 400)	1,576		1,576	1,261	315
	LOAF	Loafing Shed	0x0x0		Formed Metal	378
	Qual	3	Cond 3	Year 1985	Eff Age 41	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (6.06 x 378)	2,291		2,291	1,833	458
	BNGP	Barn - General Purpose	40x46x12		Formed Metal	1,840
	Qual	3	Cond 3	Year 1985	Eff Age 41	
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
	Base Cost (18.24 x 1,840)	33,562		33,562	21,815	11,747
	SHDS	Shed - Small	40x30x12		Formed Metal	1,200
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (17.90 x 1,200)	21,480		21,480	17,184	4,296
	SHDS	Yard Shed - Metal	14x20x8		Formed Metal	280
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (19.06 x 280)	5,337		5,337	4,270	1,067



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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			6.227	160	160	996	996
MG	MANSKER-POTTER 5-20%	NP	15			16.387	48	48	787	787
PB	PRATT HUMMOCKY	NP	40			37.553	128	128	4,807	4,807
PB	PRATT HUMMOCKY	CR	40			10.591	204	204	2,156	2,156
PD	PRATT LOAMY HUMMOCKY	CR	31			1.381	158	158	218	218
PD	PRATT LOAMY HUMMOCKY	NP	31			37.925	99	99	3,762	3,762
PE	PRATT LOAMY DUNED	NP	20			28.887	64	64	1,849	1,849
PE	PRATT LOAMY DUNED	CR	20			1.913	102	102	195	195
QA	QUINLAN LOAM	NP	11			13.834	35	35	487	487
QA	QUINLAN LOAM	CR	11			4.303	56	56	241	241
CR Totals						159.000			15,498	15,498
Total Agland						159.000			15,498	15,498