



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 300000245 Parcel ID 0000-29-25N-21W-2-001-00 Cadastral ID 0000-25N-21W-29-2-001-00 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 104 - J-5-FORT SUPPLY Name ID 12443 FLYING W RANCH, INC. 1461 ST HWY 34 BUFFALO OK 73834-0000 Parcel Location Situs 2925N21W21 Subdivision Lot/Block / Parcel Size 160 - Acres Sec/Twn/Rng 29 / 25 / 21 / 2 Neighborhood 1000 - COUNTY School District J-5-FS - J-5-FORT SUPPLY (Woodward)					<p>0000-29-25N-21W-2-001-00 04/03/23</p> <p>0000-29-25N-21W-2-001-00_001.JPG 4/4/2023</p>																																																																																																																				
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SEC.29-25-21 NW4					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	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities Method Base Lot Value Factor Value Adjustments Lot Value	<p>0000-29-25N-21W-2-001-00_001.JPG 4/4/2023</p>

Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

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	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
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	= 0
Adj Base Cost	= 0.00	Lot Value	+ 0
Total Area	x	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	21,811
Site Improvements	7,031
Total Value	28,842 0.00 Total Value Per SqFt

Miscellaneous Improvements								
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
	QUON	Quonset - Round Top	80x40x14		Formed Metal	3,200
	Qual	1	Cond 1	Year 1950	Eff Age 106	
	Valuation Summary Base Cost (6.62 x 3,200) 21,184		Modifier Total	RCN 21,184	Depr (80% Phys/ % Func) 16,947	RCNLD 4,237
	SHDS	Shed - Small	40x30x10		Formed Metal	1,200
	Qual	1	Cond 1	Year 1950	Eff Age 106	
	Valuation Summary Base Cost (11.64 x 1,200) 13,968		Modifier Total	RCN 13,968	Depr (80% Phys/ % Func) 11,174	RCNLD 2,794



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Agland Inventory

300000245

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
PD	PRATT LOAMY HUMMOCKY	CR	31			5.430	158	158	857	857
QA	QUINLAN LOAM	NP	11			31.101	35	35	1,095	1,095
QA	QUINLAN LOAM	CR	11			7.840	56	56	439	439
TC	TIPTON SILT 3-5%	NP	42			26.082	134	134	3,505	3,505
TC	TIPTON SILT 3-5%	CR	42			57.398	214	214	12,271	12,271
WB	WOODWARD 3-8%	CR	33			7.375	168	168	1,239	1,239
WB	WOODWARD 3-8%	NP	33			17.915	106	106	1,892	1,892
WD	WOODWARD-QUINLAN3-8%	CR	23			.189	117	117	22	22
WD	WOODWARD-QUINLAN3-8%	NP	23			6.670	74	74	491	491
NP Totals						160.000			21,811	21,811
Total Agland						160.000			21,811	21,811