



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 05:55:23
 Page 1

Assessment Data		Primary Image			
Account 300000258 Parcel ID 0000-33-25N-21W-1-001-00 Cadastral ID 0000-25N-21W-33-1-001-00 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 3325N21W11 Subdivision Lot/Block / Parcel Size 160 - Acres Sec/Twn/Rng 33 / 25 / 21 / 1 Neighborhood 1000 - COUNTY School District J-5-FS - J-5-FORT SUPPLY (Woodward)			0000-33-25N-21W-1-001-00_004.JPG 4/4/2023		
Legal Description Lat/Long: 36.67335647 -99.81199243	Building Permits				
SEC.33-25-21 NE4 BOOK 750 PAE 673 CHUCK SMITH & SUE SMITH, TRUSTEES	Number	Description	Opened	Closed	Amount
Exemptions	Sale History				
Code Type Active Maximum Exemption	Bk/Pg	Grantor	Date	Price	Code
H Homestead Yes 1,000 1,000	/	SMITH RANCH LIVING TRUST			

Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	66.830	Current Tax
Remove Cap		Land Value	25,032	25,032	12%	3,004	Assessed	33,260	2,222.77
Year Frozen		Improvements	262,237	252,130		30,256	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-67.00
TIF Project ID	0	Total Value	287,269	277,162		33,260	Total Taxable	32,260	2,156.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-300000258	SMITH RANCH LIVING TRUST (THE)	104	287,269	1000	31,291	2,091.00	
2024	2024-300000258	SMITH RANCH LIVING TRUST	104	296,838	1000	30,351	2,028.00	
2023	2023-300000258	SMITH RANCH LIVING TRUST	104	253,644	1000	29,437	1,967.00	
2022	2022-300000258	SMITH RANCH LIVING TRUST	104	253,644	1000	29,437	1,967.00	
2021	2021-300000258	SMITH RANCH LIVING TRUST	104	253,644	1000	29,437	1,967.00	
2020	2020-300000258	SMITH RANCH LIVING TRUST	104	253,644	1000	29,437	2,345.00	
2019	2019-0000258	SMITH, CHARLES RICHARD, ETUX	104	259,457		30,135	2,417.00	
2018	2018-0000258	SMITH, CHARLES RICHARD, ETUX	104	259,503		30,140	2,392.00	
2017	2017-0000258	SMITH, CHARLES RICHARD, ETUX	104	253,737		29,448	2,364.00	
2016	2016-0000258	SMITH, CHARLES RICHARD, ETUX	104	256,343		29,761	2,390.00	
2015	2015-0000258	SMITH, CHARLES RICHARD, ETUX	104	158,743		17,641	1,393.00	
2014	2014-0000258	SMITH, CHARLES RICHARD, ETUX	104	150,821		17,098	1,332.00	
2013	2013-0000258	SMITH, CHARLES RICHARD, ETUX	104	150,078		17,010	1,310.00	



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 05:55:23
Page 2

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		<p>0000-33-25N-21W-1-001-00 04/03/23</p> <p>0000-33-25N-21W-1-001-00_004.JPG 4/4/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	2.2 - Fair
Quality	2.2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,601 / 3,601
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,601
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	1,122 Attached Garage - Unfinished
Remodel	PARTIAL -
Year/Eff Age	1970 / 50

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	69.15	Total Misc Impr	+ 25,822
Roofing Adj	+ 2.88	Garage Cost	+ 22,288
Subfloor Adj	+ -0.33	Total RCN	= 344,724
Heat/Cool Adj	+ 9.17	Depreciation (58%)	- 199,940
Plumbing Adj	+ 1.50	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 144,784
Adj Base Cost	= 82.37	Lot Value	+ 5,000
Total Area	x 3,601	Indicated Value	= 149,784
Adjusted Cost	= 296,614	Value Per SqFt	41.60

Value Reconciliation
Selected Approach Cost Approach Improvements 144,784 Lot Value 5,000 Indicated Value 149,784 41.60 Per SqFt Agland Value 20,032 Site Improvements 112,299 Total Value 282,115 78.34 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WDBS	1 1st Stv Cls A	0		1	1	1,596.73		1,597
PACN	Paving - Concrete	0	85x16		1,360	3.67		4,991
PRCH	Slab Porch - Covered	59	57x5		285	18.36		5,233
PATC	Patio - Covered	62	788		788	11.71		9,227
RSPC	Raised Slab Porch - Covered	63	12x12		144	33.15		4,774



Harper

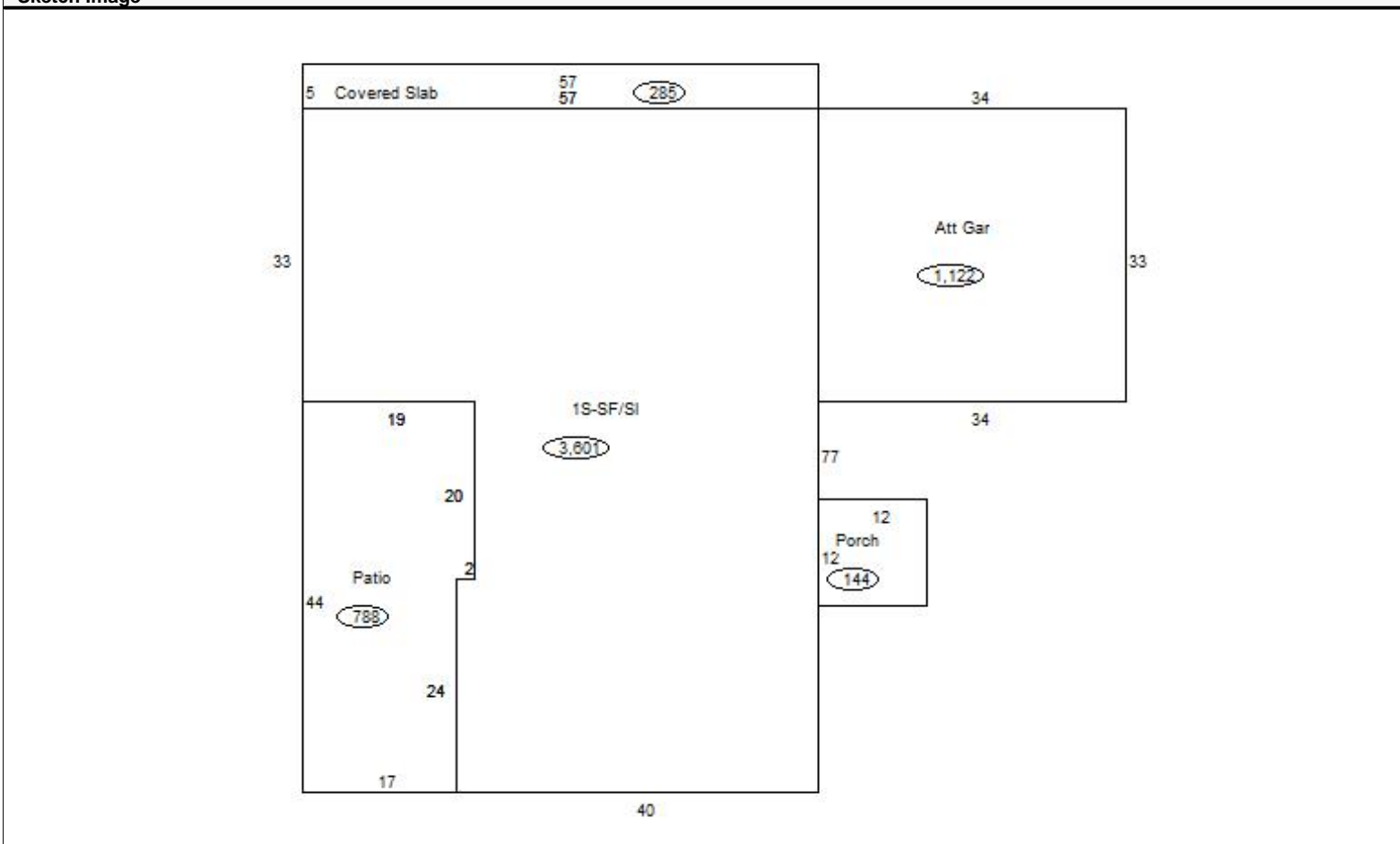
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 05:55:23
 Page 3

Sketch Image

300000258



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	Covered Slab	285	1.000	285
2	R	1	Slab	20	1S-SF/SI	3,601	1.000	3,601
3	G	1		20	Att Gar	1,122	1.000	1,122
4	M	PATC		20	Patio	788	1.000	788
5	M	RSPC		20	Porch	144	1.000	144
Total Building Area						3,601		3,601



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 05:55:23
Page 4

300000258

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shipping/Storage Container	40x8x8			320	
	Qual	3	Cond 3	Year 2020	Eff Age 6		
	Valuation Summary		Modifier Total		RCN	Depr (28% Phys/ % Func)	RCNLD
	Base Cost (19.22 x 320)		6,150		6,150	1,722	4,428
	UTIL	Equipment Shed	85x50x14		Formed Metal	4,250	
	Qual	3	Cond 3	Year 2015	Eff Age 11		
	Valuation Summary		Modifier Total		RCN	Depr (22% Phys/ % Func)	RCNLD
	Base Cost (21.00 x 4,250)		89,250		89,250	19,635	69,615
	SHDS	Shipping/Storage Container	40x8x8			320	
	Qual	3	Cond 3	Year 2015	Eff Age 11		
	Valuation Summary		Modifier Total		RCN	Depr (44% Phys/ % Func)	RCNLD
	Base Cost (19.22 x 320)		6,150		6,150	2,706	3,444
	CPAT	Carport - Attached TO SMALL SHED	40x25x8		Formed Metal	1,000	
	Qual	3	Cond 3	Year 2005	Eff Age 21		
	Valuation Summary		Modifier Total		RCN	Depr (71% Phys/ % Func)	RCNLD
	Base Cost (8.87 x 1,000)		8,870		8,870	6,298	2,572
	SHDS	Shed - Small CARPORT ATTACHED	20x25x8		Formed Metal	500	
	Qual	3	Cond 3	Year 2005	Eff Age 21		
	Valuation Summary		Modifier Total		RCN	Depr (61% Phys/ % Func)	RCNLD
	Base Cost (17.53 x 500)		8,765		8,765	5,347	3,418
	LOAF	Loafing Shed	36x15x8		Formed Metal	540	
	Qual	3	Cond 3	Year 2005	Eff Age 21		
	Valuation Summary		Modifier Total		RCN	Depr (61% Phys/ % Func)	RCNLD
	Base Cost (6.06 x 540)		3,272		3,272	1,996	1,276
	LOAF	Loafing Shed	40x15x8		Formed Metal	600	
	Qual	3	Cond 3	Year 2002	Eff Age 24		
	Valuation Summary		Modifier Total		RCN	Depr (66% Phys/ % Func)	RCNLD
	Base Cost (6.06 x 600)		3,636		3,636	2,400	1,236



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 05:55:23
Page 5

300000258

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BFT1	Bulk Feed Tank 20 TON	0x0x0			20
	Qual	3	Cond 3	Year 2002	Eff Age 24	
	Valuation Summary		Modifier Total	RCN	Depr (77% Phys/ % Func)	RCNLD
	Base Cost (236.24 x 20)	4,725		4,725	3,638	1,087
	GBST	Grain Bin 1000 BUSHELS	0x0x0			1,000
	Qual	3	Cond 3	Year 1995	Eff Age 31	
	Valuation Summary		Modifier Total	RCN	Depr (78% Phys/ % Func)	RCNLD
	Base Cost (1.62 x 1,000)	1,620		1,620	1,264	356
	GBST	Grain Bin 2500 BUSHELS	0x0x0			2,500
	Qual	3	Cond 3	Year 1995	Eff Age 31	
	Valuation Summary		Modifier Total	RCN	Depr (78% Phys/ % Func)	RCNLD
	Base Cost (1.62 x 2,500)	4,050		4,050	3,159	891
	SHDS	Shed - Small	36x30x10		Formed Metal	1,080
	Qual	3	Cond 3	Year 1995	Eff Age 31	
	Valuation Summary		Modifier Total	RCN	Depr (78% Phys/ % Func)	RCNLD
	Base Cost (17.71 x 1,080)	19,127		19,127	14,919	4,208
	SHDS	Yard Shed - Metal	12x12x6		Formed Metal	144
	Qual	3	Cond 3	Year 1995	Eff Age 31	
	Valuation Summary		Modifier Total	RCN	Depr (78% Phys/ % Func)	RCNLD
	Base Cost (22.09 x 144)	3,181		3,181	2,481	700
	UTIL	Utility Building	50x48x12		Formed Metal	2,400
	Qual	3	Cond 3	Year 1985	Eff Age 41	
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
	Base Cost (22.70 x 2,400)	54,480		54,480	35,412	19,068



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 05:55:23
Page 6

Agland Inventory

300000258

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
LD	LOAMY ALLUVIAL LAND	NP	33			9.357	106	106	988	988
PB	PRATT HUMMOCKY	CR	40			11.890	204	204	2,421	2,421
PB	PRATT HUMMOCKY	NP	40			17.597	128	128	2,252	2,252
PD	PRATT LOAMY HUMMOCKY	NP	31			77.815	99	99	7,719	7,719
PD	PRATT LOAMY HUMMOCKY	CR	31			40.184	158	158	6,341	6,341
PE	PRATT LOAMY DUNED	NP	20			.195	64	64	12	12
QC	QUINLAN-WDWARD 5-12%	CR	14			.448	71	71	32	32
YA	YAHOLA FINE SANDY	NP	55			1.516	176	176	267	267
NP Totals						159.000			20,032	20,032
Total Agland						159.000			20,032	20,032