



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 300000265 Parcel ID 0000-34-25N-21W-4-001-00 Cadastral ID 0000-25N-21W-34-4-001-00 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 103 - J-1-WOODWARD Name ID 24930 DEWEESE, DONALD & PAMELA REV TRST 2851 N. 201 RD WOODWARD OK 73801- Parcel Location Situs 3425N21W41 Subdivision Lot/Block / Parcel Size 20 - Acres Sec/Twn/Rng 34 / 25 / 21 / 4 Neighborhood 1000 - COUNTY School District J-1-WWD - J-1-WOODWARD (Woodward)					<p>0000-34-25N-21W-4-001-00 04/19/23</p>																																																																																																																				
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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		 <p>0000-34-25N-21W-4-001-00 04/19/23</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	85% Veneer, Stone 15% Rustic Log
Base/Total Area	2,590 / 3,886
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	15 /
Bed/F/H Bath	4 / 4.0 /
Basement Area	800 Total, 800 Partition
Garage Type	1,362 Attached Garage - Unfinished
Remodel	PARTIAL -
Year/Eff Age	2012 / 9

FRONT OF HOUSE 5/1/2023

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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	529,024		
Lot Value	5,000		
Indicated Value	534,024	137.42	Per SqFt
Agland Value	1,212		
Site Improvements	54,467		
Total Value	589,703	151.75	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	83.65	Total Misc Impr	+ 74,618
Roofing Adj	+ 3.13	Garage Cost	+ 52,687
Subfloor Adj	+ 0.00	Total RCN	= 581,345
Heat/Cool Adj	+ 13.89	Depreciation (9%)	- 52,321
Plumbing Adj	+ 5.90	Lump Sums	+ 0
Basement Adj	+ 10.28	RCNLD	= 529,024
Adj Base Cost	= 116.84	Lot Value	+ 5,000
Total Area	x 3,886	Indicated Value	= 534,024
Adjusted Cost	= 454,040	Value Per SqFt	137.42

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	8854	38x26	2012	988	45.04		44,500
BALW	Balcony - Wood	8855	40x10	2012	400	29.98		11,992
RSPC	Raised Slab Porch - Covered	8856	38x10	2012	380	47.70		18,126



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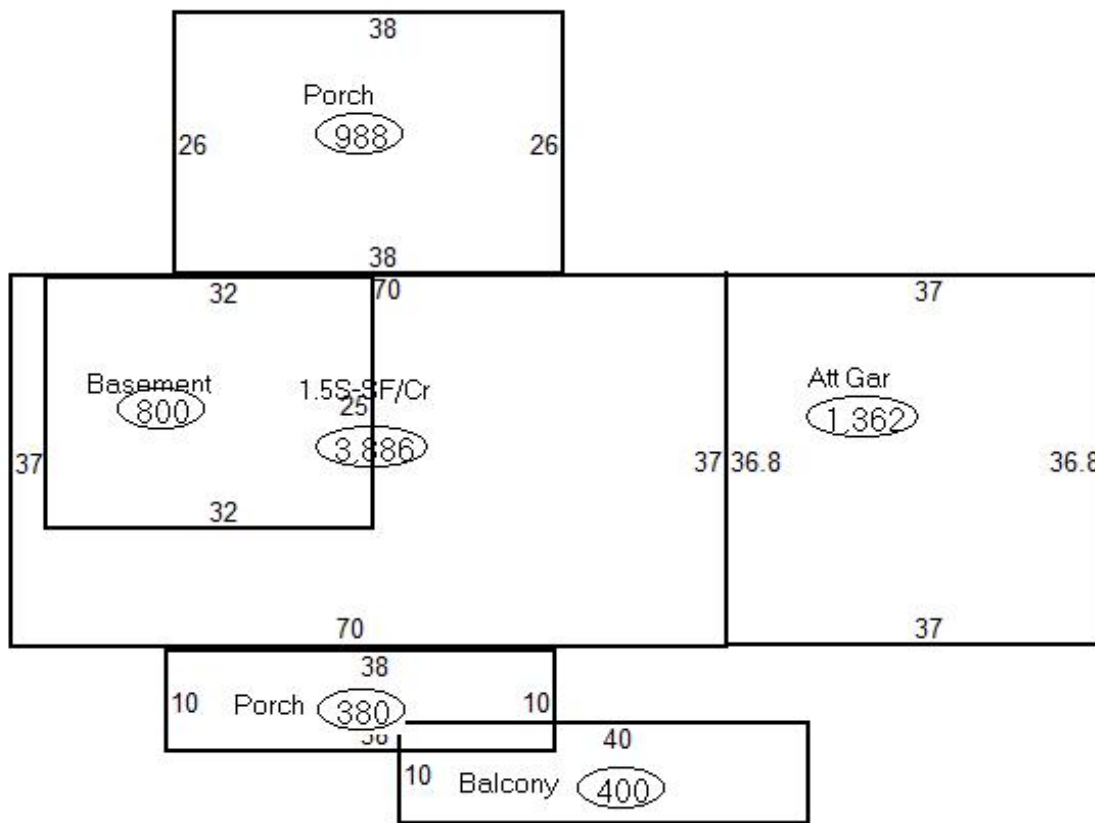
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Sketch Image

300000265



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	20	1.5S-SF/Cr	2,590	1.500	3,886
2	B			20	Basement	800	1.000	800
3	G	1		20	Att Gar	1,362	1.000	1,362
4	M	RSPC		20	Porch	988	1.000	988
5	M	BALW		20	Balcony	400	1.000	400
6	M	RSPC		20	Porch	380	1.000	380
Total Building Area						2,590		3,886



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / GARAGE SIDEWALK	45x4x0	Concrete		180
	Qual 3	Cond 3	Year 2024	Eff Age 2		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (5.92 x 180)		1,066	1,066	107	959
	SHDS	Shed - Small / RED SHIPPING CONTAINER	40x8x6	Dirt		320
	Qual 3	Cond 3	Year 2024	Eff Age 2		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (15.03 x 320)		4,810	4,810	481	4,329
	PACN	Paving - Concrete / DRIVE WAY	40x38x0	Concrete		1,520
	Qual 3	Cond 3	Year 2024	Eff Age 2		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (4.00 x 1,520)		6,080	6,080	608	5,472
	PACN	Paving - Concrete	45x18x0			810
	Qual 3	Cond 3	Year 2012	Eff Age 14		
	Valuation Summary		Modifier Total	RCN	Depr (77% Phys/ % Func)	RCNLD
	Base Cost (4.11 x 810)		3,329	3,329	2,563	766
	UTIL	Utility Building	80x40x14	Concrete	Formed Metal	3,200
	Qual 3.5	Cond 3.5	Year 2005	Eff Age 19		
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
	Base Cost (24.85 x 3,200)		79,520	79,520	36,579	42,941



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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
PD	PRATT LOAMY HUMMOCKY	NP	31			5.228	99	99	519	519
PE	PRATT LOAMY DUNED	NP	20			5.807	64	64	372	372
QA	QUINLAN LOAM	NP	11			3.699	35	35	130	130
QC	QUINLAN-WDWARD 5-12%	NP	14			4.265	45	45	191	191
NP Totals						19.000			1,212	1,212
Total Agland						19.000			1,212	1,212