



# 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	300000283				<p>0000-02-25N-22W-1-001-00_002.JPG 4/4/2023</p>																			
Parcel ID	0000-02-25N-22W-1-001-00																							
Cadastral ID	0000-25N-22W-02-1-001-00																							
Property Type	REAL - Real Property																							
Property Class	RA	VI Area	1																					
Tax Area	104 - J-5-FORT SUPPLY																							
Name ID	12461																							
DALE WANGER LAND & CATTLE CO.																								
PO BOX 69 FT. SUPPLY OK 73841-0000																								
Parcel Location																								
Situs	225N22W11																							
Subdivision																								
Lot/Block	/	Parcel Size	482 - Acres																					
Sec/Twn/Rng	2 / 25 / 22 / 1																							
Neighborhood	1000 - COUNTY																							
School District	J-5-FS - J-5-FORT SUPPLY (Woodward)																							
Legal Description Lat/Long: 36.77921441 -99.57528853																								
SEC. 2-25-22 LOTS 1-2-3; S2NE4; SE4NW4; SE4; E2SW4																								
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount															
Number	Description	Opened	Closed	Amount																				
Exemptions																								
Sale History																								
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td colspan="10"> </td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code															
Parcel Valuation																								
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	66.830	Current Tax															
Remove Cap		Land Value	87,336	87,336	12%	10,480	Assessed	35,754	2,389.44															
Year Frozen		Improvements	210,612	210,612		25,274	Penalty	0																
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00															
TIF Project ID	0	Total Value	297,948	297,948		35,754	Total Taxable	35,754	2,389.00															
Assessment History																								
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax															
2025	2025-300000283	DALE WANGER LAND & CATTLE CO.			104	297,948	0	35,754	2,389.00															
2024	2024-300000283	DALE WANGER LAND & CATTLE CO.			104	309,160	0	34,773	2,324.00															
2023	2023-300000283	DALE WANGER LAND & CATTLE CO.			104	281,335	0	33,760	2,256.00															
2022	2022-300000283	DALE WANGER LAND & CATTLE CO.			104	281,335	0	33,760	2,256.00															
2021	2021-300000283	DALE WANGER LAND & CATTLE CO.			104	281,335	0	33,563	2,243.00															
2020	2020-300000283	DALE WANGER LAND & CATTLE CO.			104	281,335	0	32,585	2,596.00															
2019	2019-0000283	DALE WANGER LAND & CATTLE CO.			104	287,724		31,636	2,538.00															
2018	2018-0000283	DALE WANGER LAND & CATTLE CO.			104	291,764		30,716	2,438.00															
2017	2017-0000283	DALE WANGER LAND & CATTLE CO.			104	283,685		29,820	2,394.00															
2016	2016-0000283	DALE WANGER LAND & CATTLE CO.			104	287,414		28,952	2,325.00															
2015	2015-0000283	DALE WANGER LAND & CATTLE CO.			104	246,657		23,951	1,891.00															
2014	2014-0000283	DALE WANGER LAND & CATTLE CO.			104	240,629		23,253	1,811.00															
2013	2013-0000283	DALE WANGER LAND & CATTLE CO.			104	229,952		22,575	1,739.00															




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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 6.5 Topography Street Access Utilities Amenities  Method Acre Base Lot Value 6.50 x 1,403.85 = 9,125 Factor Value Adjustments Lot Value 9,125		 <p>0000-02-25N-22W-1-001-00 04/03/23</p> <p>0000-02-25N-22W-1-001-00_002.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	2,316 / 2,316
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	660 Total, 660 Partition
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1989 / 43

### 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	124,718		
Lot Value	9,125		
Indicated Value	133,843	57.79	Per SqFt
Agland Value	78,211		
Site Improvements	85,604		
Total Value	297,658	128.52	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	74.01	Total Misc Impr	+ 14,431
Roofing Adj	+ 3.09	Garage Cost	+ 11,853
Subfloor Adj	+ 1.42	Total RCN	= 259,829
Heat/Cool Adj	+ 9.17	Depreciation ( 52%)	- 135,111
Plumbing Adj	+ 3.60	Lump Sums	+ 0
Basement Adj	+ 9.55	RCNLD	= 124,718
Adj Base Cost	= 100.84	Lot Value	+ 9,125
Total Area	x 2,316	Indicated Value	= 133,843
Adjusted Cost	= 233,545	Value Per SqFt	57.79

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WDBS	Wood Burning Stove	0		1	1	1,596.73		1,597
PATC	Patio - Covered	78	1096		1,096	11.71		12,834



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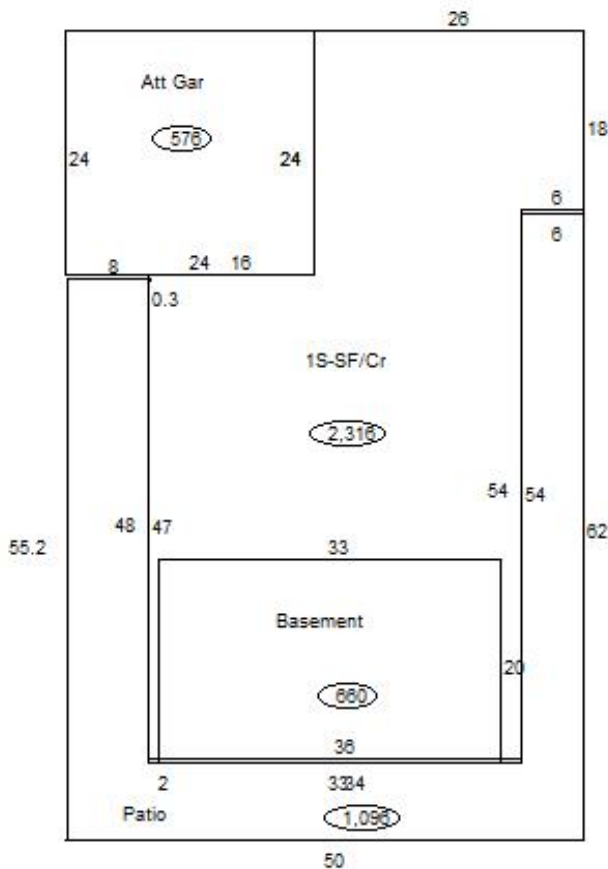
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Sketch Image

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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	2,316	1.000	2,316
2	G	1		20	Att Gar	576	1.000	576
3	B			20	Basement	660	1.000	660
4	M	PATC		20	Patio	1,096	1.000	1,096
<b>Total Building Area</b>						<b>2,316</b>		<b>2,316</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shipping/Storage Container	40x8x8			320	
	Qual	3	Cond 3	Year 2014	Eff Age 12		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (19.22 x 320)	6,150		6,150	2,829	3,321
	BFT2	Bulk Feed Tank - Double 45 TON	0x0x0			45	
	Qual	3	Cond 3	Year 1985	Eff Age 41		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (318.22 x 45)	14,320		14,320	11,456	2,864
	UTIL	Utility Building	60x40x12		Formed Metal	2,400	
	Qual	3	Cond 3	Year 1985	Eff Age 41		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (65% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (22.70 x 2,400)	54,480		54,480	35,412	19,068
	LNT0	Lean To - Attached TO SHED	40x20x8		Formed Metal	800	
	Qual	3	Cond 3	Year 1985	Eff Age 41		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (5.35 x 800)	4,280		4,280	3,424	856
	QUON	Quonset	60x40x12		Formed Metal	2,400	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (71% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (7.83 x 2,400)	18,792		18,792	13,342	5,450
	UTIL	Utility Building	50x40x12		Formed Metal	2,000	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (69% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (23.59 x 2,000)	47,180		47,180	32,554	14,626
	LNT0	Lean To - Attached	22x15x10		Formed Metal	330	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (7.78 x 330)	2,567		2,567	2,054	513



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	80x80x14	Concrete	Formed Metal	6,400
	Qual 3	Cond 3	Year 1980	Eff Age 46		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (69% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (19.61 x 6,400)	125,504	125,504	86,598	38,906



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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
CA	CAREY SILT 1-3%	NP	50			5.756	160	160	921	921
CA	CAREY SILT 1-3%	CR	50			46.374	255	255	11,802	11,802
QA	QUINLAN LOAM	CR	11			143.434	56	56	8,031	8,031
QA	QUINLAN LOAM	NP	11			86.838	35	35	3,057	3,057
SA	ST.PAUL 0-1%	NP	60			19.291	192	192	3,704	3,704
SA	ST.PAUL 0-1%	CR	60			151.465	305	305	46,258	46,258
WB	WOODWARD 3-8%	NP	33			1.363	106	106	144	144
WB	WOODWARD 3-8%	CR	33			23.867	168	168	4,009	4,009
WD	WOODWARD-QUINLAN3-8%	NP	23			.484	74	74	36	36
WD	WOODWARD-QUINLAN3-8%	CR	23			2.129	117	117	249	249
<b>CR Totals</b>						481.000			78,211	78,211
<b>Total Agland</b>						481.000			78,211	78,211