



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 300000312 Parcel ID 0000-11-25N-22W-1-002-00 Cadastral ID 0000-25N-22W-11-1-002-00 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 104 - J-5-FORT SUPPLY Name ID 12475 WANGER, KIRBY DON AND MELISSA DAWN WANGER P O BOX 265 FT SUPPLY OK 73841-0000 Parcel Location Situs 1125N22W12 Subdivision Lot/Block / Parcel Size 160 - Acres Sec/Twn/Rng 11 / 25 / 22 / 1 Neighborhood 1000 - COUNTY School District J-5-FS - J-5-FORT SUPPLY (Woodward)					<p>0000-11-25N-22W-1-002-00 04/03/23</p> <p>0000-11-25N-22W-1-002-00_003.JPG 4/4/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.79429539 -99.61552922 SEC 11-25-22 S2N2 BOOK 645 PGS 602 & 769																																																																																																																									
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities Method Acre Base Lot Value .00 x .00 = 2,500 Factor Value Adjustments Lot Value 2,500		<p>0000-11-25N-22W-1-002-00 04/03/23</p> <p>0000-11-25N-22W-1-002-00_003.JPG 4/4/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,418 / 2,418
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,418
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2013 / 13

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	82.00	Total Misc Impr	+ 20,602
Roofing Adj	+ 3.59	Garage Cost	+ 0
Subfloor Adj	+ -1.71	Total RCN	= 259,259
Heat/Cool Adj	+ 10.77	Depreciation (13%)	- 33,704
Plumbing Adj	+ 4.05	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 225,555
Adj Base Cost	= 98.70	Lot Value	+ 2,500
Total Area	x 2,418	Indicated Value	= 228,055
Adjusted Cost	= 238,657	Value Per SqFt	94.32

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	225,555		
Lot Value	2,500		
Indicated Value	228,055	94.32	Per SqFt
Agland Value	16,168		
Site Improvements	57,374		
Total Value	301,597	124.73	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1	1	4,783.32		4,783
PATC	Patio - Covered	95	1233		1,233	12.83		15,819



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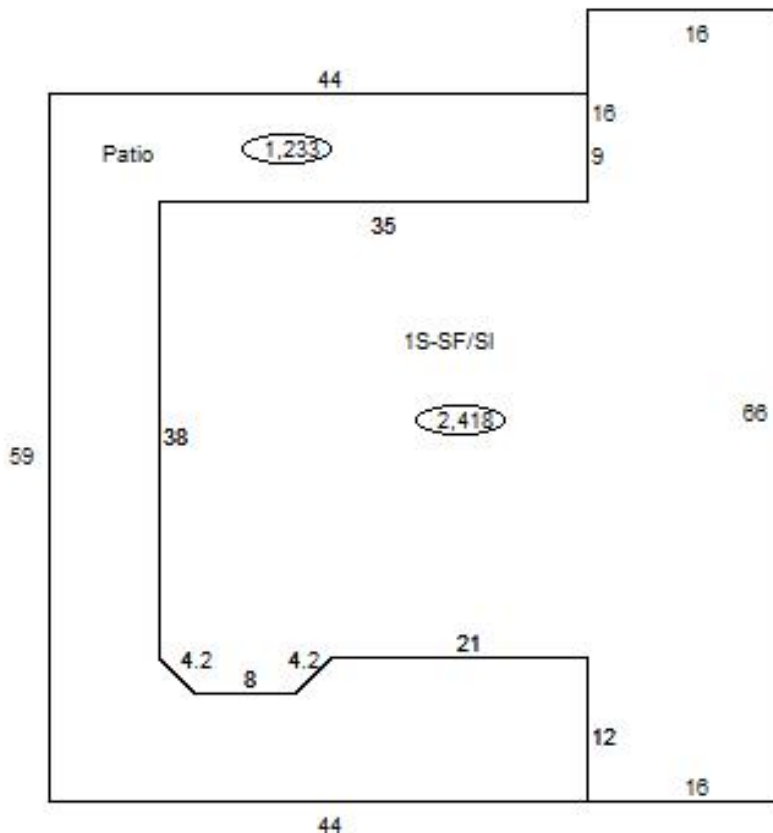
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Sketch Image

300000312



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	2,418	1.000	2,418
2	M	PATC		20	Patio	1,233	1.000	1,233
Total Building Area						2,418		2,418



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	Loafing Shed	20x16x8		Galvanized Metal	320
	Qual 3	Cond 3	Year 2015	Eff Age 11		
Valuation Summary		Modifier Total	RCN	Depr (44% Phys/ % Func)		RCNLD
Base Cost (5.65 x 320)		1,808		1,808	796	1,012
	UTIL	Utility Building	60x80x14	Concrete	Formed Metal	4,800
	Qual 3	Cond 3	Year 2008	Eff Age 18		
Valuation Summary		Modifier Total	RCN	Depr (43% Phys/ % Func)		RCNLD
Base Cost (20.60 x 4,800)		98,880		98,880	42,518	56,362



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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%	CR	50			9.849	255	255	2,506	2,506
CA	CAREY SILT 1-3%	NP	50			.154	160	160	25	25
QA	QUINLAN LOAM	CR	11			38.633	56	56	2,163	2,163
QA	QUINLAN LOAM	NP	11			42.804	35	35	1,507	1,507
QC	QUINLAN-WDWARD 5-12%	CR	14			6.227	71	71	444	444
QC	QUINLAN-WDWARD 5-12%	NP	14			.006	45	45	0	0
RD	ROUGH BROKEN LAND	CR	10			3.275	51	51	167	167
RD	ROUGH BROKEN LAND	NP	10			.478	32	32	15	15
SA	ST.PAUL 0-1%	CR	60			4.433	305	305	1,354	1,354
SA	ST.PAUL 0-1%	NP	60			3.464	192	192	665	665
W	WATER	CR	0			.289	0	0	0	0
W	WATER	NP	0			.613	0	0	0	0
WB	WOODWARD 3-8%	NP	33			2.460	106	106	260	260
WB	WOODWARD 3-8%	CR	33			32.538	168	168	5,465	5,465
WD	WOODWARD-QUINLAN3-8%	CR	23			11.719	117	117	1,372	1,372
WD	WOODWARD-QUINLAN3-8%	NP	23			3.058	74	74	225	225
NP Totals						160.000			16,168	16,168
Total Agland						160.000			16,168	16,168