



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 05:57:01
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300000371 Parcel ID 0000-02-25N-23W-2-001-00 Cadastral ID 0000-25N-23W-02-2-001-00 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 104 - J-5-FORT SUPPLY Name ID 12504 WILSON, RONALD A. ETUX. 2310 N 189 RD LAVERNE OK 73848-0000 Parcel Location Situs 02310 189 RD N Subdivision Lot/Block / Parcel Size 1 - Acres Sec/Twn/Rng 2 / 25 / 23 / 2 Neighborhood 1000 - COUNTY School District J-5-FS - J-5-FORT SUPPLY (Woodward)																																																																																																																									
Legal Description Lat/Long: 36.79058792 -99.81771685 SEC. 2-25-23 TRACT IN NW																																																																																																																									
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 Time 05:57:01
 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		

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	1,334 / 1,334
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 86

0000-02-25N-23W-2-001-00	5/1/2023
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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	93.35	Total Misc Impr	+ 13,063
Roofing Adj	+ 5.02	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 168,447
Heat/Cool Adj	+ 10.77	Depreciation (80%)	- 134,758
Plumbing Adj	+ 7.34	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 33,689
Adj Base Cost	= 116.48	Lot Value	+ 5,000
Total Area	x 1,334	Indicated Value	= 38,689
Adjusted Cost	= 155,384	Value Per SqFt	29.00

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	33,689		
Lot Value	5,000		
Indicated Value	38,689	29.00	Per SqFt
Agland Value			
Site Improvements	45,402		
Total Value	84,091	63.04	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	99	29x7		203	39.58		8,035
PATO	Raised Slab Porch - Open	8846	5x5		25	9.78		245
FPR1	Fireplace - Residential 1 Story		1		1	4,783.32		4,783



Harper

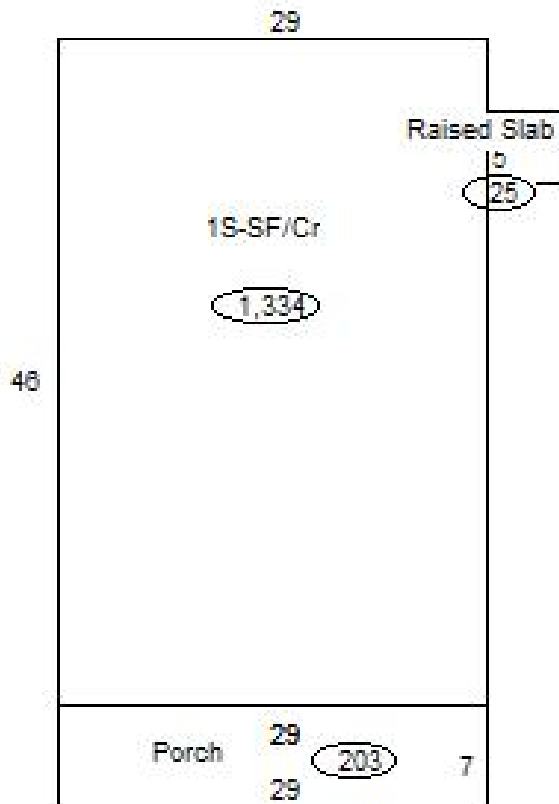
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Time 05:57:01
Page 3

Sketch Image

300000371



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	203	1.000	203
2	R	1	Crawl	20	1S-SF/Cr	1,334	1.000	1,334
3	M	PATO		20	Raised Slab	25	1.000	25
Total Building Area						1,334		1,334



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Time 05:57:01
Page 4

300000371

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete SIDEWALK	138x8x0			1,104
	Qual 3	Cond 3	Year 2020	Eff Age	6	
		Valuation Summary	Modifier Total	RCN	Depr (32% Phys/ % Func)	RCNLD
		Base Cost (4.06 x 1,104)	4,482	4,482	1,434	3,048
	SHDS	Yard Shed - Metal	16x12x6		Formed Metal	192
	Qual 3	Cond 3	Year 2020	Eff Age	6	
		Valuation Summary	Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD
		Base Cost (21.04 x 192)	4,040	4,040	1,131	2,909
	ASC	Awing- ON METAL YARDSHED	4x12x6		Formed Metal	48
	Qual 3	Cond 3	Year 2020	Eff Age	5	
		Valuation Summary	Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
		Base Cost (3.88 x 48)	186	186	37	149
	SHDS	Yard Shed - Wood	20x12x6		Composition Shingle	240
	Qual 3	Cond 3	Year 2020	Eff Age	6	
		Valuation Summary	Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD
		Base Cost (18.77 x 240)	4,505	4,505	1,261	3,244
	UTIL	Utility Building	60x40x8		Formed Metal	2,400
	Qual 3	Cond 3	Year 2010	Eff Age	16	
		Valuation Summary	Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
		Base Cost (22.34 x 2,400)	53,616	53,616	19,838	33,778
	SHDS	Yard Shed - Wood	36x10x8		Wood Shingle	360
	Qual 3	Cond 3	Year 2003	Eff Age	23	
		Valuation Summary	Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
		Base Cost (18.05 x 360)	6,498	6,498	4,224	2,274