



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300000375 <b>Parcel ID</b> 0000-03-25N-23W-1-001-00 <b>Cadastral ID</b> 0000-25N-23W-03-1-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 4 <b>Tax Area</b> 104 - J-5-FORT SUPPLY <b>Name ID</b> 12508 ALEXANDER, TONY T. & DONNA SUE ALEXANDER  18872 E 23 RD LAVERNE OK 73848-0000  <b>Parcel Location</b> <b>Situs</b> 18872 23 RD E <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 9.62 - Acres <b>Sec/Twn/Rng</b> 3 / 25 / 23 / 1 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> J-5-FS - J-5-FORT SUPPLY (Woodward)					<p>0000-03-25N-23W-1-001-00 0375 4/9/22</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.75941191 -99.79784478 SEC. 3-25-23 9.62 AC TRACT IN LOT 1 BOOK 618 PAGE 423																																																																																																																									
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 9.62 Topography Street Access Utilities Amenities  Method Acre Base Lot Value 9.62 x 1,191.79 = 11,465 Factor Value Adjustments Lot Value 11,465		

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	2,056 / 2,056
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	8 Metal, Formed Seams
Area on Slab	2,056
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1965 / 67

0000-03-25N-23W-1-001-00 0375 4/9/22
5
5/10/2022

GRM Approach
GRM Code
Gross Rent Indicated Value

Multiple Regression
MRA Code
Adjusted 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	80.10	Total Misc Impr	+ 5,924
Roofing Adj	+ 4.67	Garage Cost	+ 13,138
Subfloor Adj	+ -1.84	Total RCN	= 202,910
Heat/Cool Adj	+ 1.73	Depreciation ( 68%)	- 137,979
Plumbing Adj	+ 4.77	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 64,931
Adj Base Cost	= 89.42	Lot Value	+ 11,465
Total Area	x 2,056	Indicated Value	= 76,396
Adjusted Cost	= 183,848	Value Per SqFt	37.16

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	64,931		
Lot Value	11,465		
Indicated Value	76,396	37.16	Per SqFt
Agland Value			
Site Improvements	14,393		
Total Value	90,789	44.16	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Frm Cls A	0		1	1	4,783.32		4,783
PRCH	Slab Porch - Covered	101	10x5		50	22.81		1,141



Harper

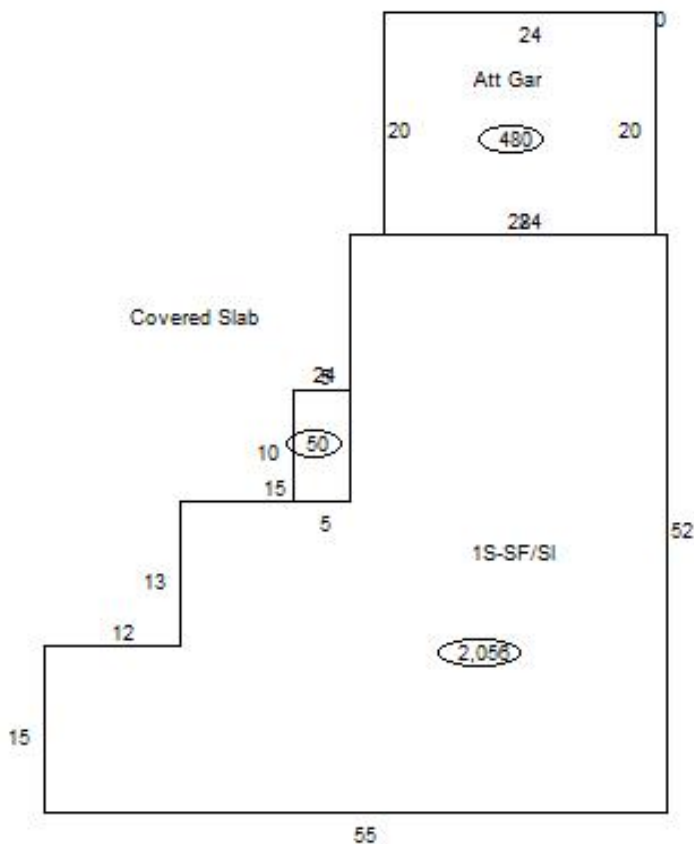
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Sketch Image

300000375



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	Covered Slab	50	1.000	50
2	R	1	Slab	20	1S-SF/SI	2,056	1.000	2,056
3	G	1		20	Att Gar	480	1.000	480
<b>Total Building Area</b>						2,056		2,056



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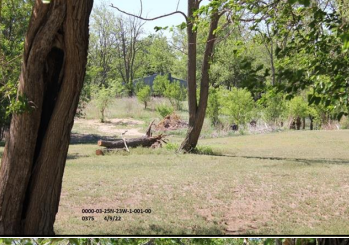


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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PACN	Paving - Concrete	18x16x0			288	
	Qual	3	Cond 3	Year 2023	Eff Age 3		
				0			
				0			
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>		<b>RCNLD</b>	
Base Cost (4.36 x 288)		1,256		1,256	188	1,068	
	SHDS	Shipping/Storage Container	40x8x8		Formed Metal	320	
	Qual	3	Cond 3	Year 2011	Eff Age 15		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (51% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (19.46 x 320)		6,227		6,227	3,176	3,051
	SHDS	Shipping/Storage Container	16x8x8		Formed Metal	128	
	Qual	3	Cond 3	Year 2011	Eff Age 15		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (51% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (23.86 x 128)		3,054		3,054	1,558	1,496
	SHDS	Shed - Small	28x14x8		Galvanized Metal	392	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (20.97 x 392)		8,220		8,220	6,576	1,644
	UTIL	Utility Building	32x30x12		Galvanized Metal	960	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (76% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (25.68 x 960)		24,653		24,653	18,736	5,917
	SHDS	Yard Shed - Metal	16x16x8		Galvanized Metal	256	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (18.33 x 256)		4,692		4,692	3,754	938
	HAYS	Hay Shed Open Sides	16x11x8		Galvanized Metal	176	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (7.94 x 176)		1,397		1,397	1,118	279