



# 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	300000381													
Parcel ID	0000-03-25N-23W-3-002-00													
Cadastral ID	0000-25N-23W-03-3-002-00													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	4											
Tax Area	104 - J-5-FORT SUPPLY													
Name ID	12512													
WILSON, JAMES D. & TRACY														
18849 E 24 RD LAVERNE OK 73848-0000														
<b>Parcel Location</b> Situs 18849 24 RD E Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 3 / 25 / 23 / 3 Neighborhood 1000 - COUNTY School District J-5-FS - J-5-FORT SUPPLY (Woodward)														
<b>Legal Description</b> Lat/Long: 36.78659876 -99.82268591														
SEC. 3-25-23 5 A. TRACT IN THE SW4														
<b>Building Permits</b>														
<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										
<b>Exemptions</b>														
<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>					
H	Homestead	Yes	1,000	1,000	/	WILSON, JAMES D. & TRACY								
<b>Parcel Valuation</b>														
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	66.830	<b>Current Tax</b>					
Remove Cap			Land Value 8,000	8,000	12%	960	Assessed	8,592	574.20					
Year Frozen			Improvements 64,210	63,598		7,632	Penalty	0						
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-67.00					
TIF Project ID	0		Total Value 72,210	71,598		8,592	Total Taxable	7,592	507.00					
<b>Assessment History</b>														
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>					
2025	2025-300000381	WILSON, JAMES D. & TRACY			104	72,210	1000	7,341	491.00					
2024	2024-300000381	WILSON, JAMES D. & TRACY			104	76,467	1000	7,098	474.00					
2023	2023-300000381	WILSON, JAMES D. & TRACY			104	65,524	1000	6,863	459.00					
2022	2022-300000381	WILSON, JAMES D. & TRACY			104	47,566	1000	4,708	315.00					
2021	2021-300000381	WILSON, JAMES D. & TRACY			104	47,566	1000	4,708	315.00					
2020	2020-300000381	WILSON, JAMES D. & TRACY			104	47,566	1000	4,708	375.00					
2019	2019-0000381	WILSON, JAMES D. &			104	48,400		4,651	373.00					
2018	2018-0000381	WILSON, JAMES D. &			104	36,576		3,109	247.00					
2017	2017-0000381	WILSON, JAMES D. &			104	34,598		2,988	240.00					
2016	2016-0000381	WILSON, JAMES D. &			104	34,598		2,872	231.00					
2015	2015-0000381	WILSON, JAMES D. &			104	33,534		2,760	218.00					
2014	2014-0000381	WILSON, JAMES D. &			104	31,791		2,651	206.00					
2013	2013-0000381	WILSON, JAMES D. &			104	33,198		2,544	196.00					




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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 5 Topography Street Access Utilities Amenities  Method Acre Base Lot Value 5.00 x 1,600.00 = 8,000 Factor Value Adjustments Lot Value 8,000		 <p>0000-03-25N-23W-3-002-00 0381 4/9/22</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,128 / 1,128
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	PARTIAL -
Year/Eff Age	1940 / 61

3 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	91.94	Total Misc Impr	+ 5,038
Roofing Adj	+ 5.26	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 136,619
Heat/Cool Adj	+ 10.77	Depreciation ( 63%)	- 86,070
Plumbing Adj	+ 8.69	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 50,549
Adj Base Cost	= 116.65	Lot Value	+ 8,000
Total Area	x 1,128	Indicated Value	= 58,549
Adjusted Cost	= 131,581	Value Per SqFt	51.91

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	50,549		
Lot Value	8,000		
Indicated Value	58,549	51.91	Per SqFt
Agland Value			
Site Improvements	10,681		
Total Value	69,230	61.37	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
WODC	Wood Deck - Covered	109	19x7		133	37.88	5,038



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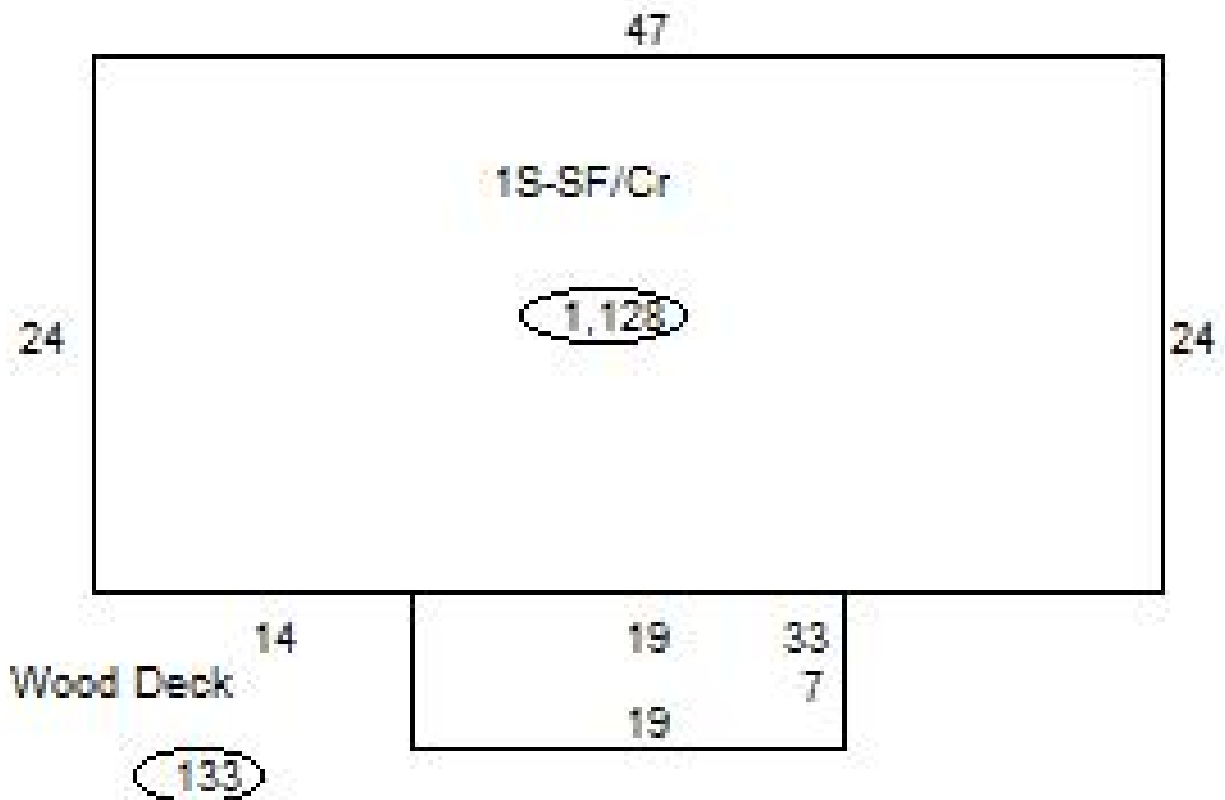
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	WODC		20	Wood Deck	133	1.000	133
2	R	1	Crawl	20	1S-SF/Cr	1,128	1.000	1,128
<b>Total Building Area</b>						1,128		1,128



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	SHDS	Shipping/Storage Container	53x9x8		Formed Metal	477		
	Qual	3	Cond	3	Year	2023	Eff Age	3
						0		
						0		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (14% Phys/ % Func)</b>	<b>RCNLD</b>		
Base Cost (18.58 x 477)		8,863			8,863	1,241	7,622	
	SHDS	Yard Shed - Wood	12x16x8		Composition Shingle	192		
	Qual	3	Cond	3	Year	2003	Eff Age	23
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (65% Phys/ % Func)</b>	<b>RCNLD</b>		
Base Cost (20.28 x 192)		3,894			3,894	2,531	1,363	
	LOAF	Loafing Shed	24x30x10		Formed Metal	720		
	Qual	3	Cond	3	Year	2003	Eff Age	23
						0		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (65% Phys/ % Func)</b>	<b>RCNLD</b>		
Base Cost (6.06 x 720)		4,363			4,363	2,836	1,527	
	PACN	Paving - Concrete sidewalk	42x3x0			126		
	Qual	3	Cond	3	Year	1950	Eff Age	76
						0		
						0		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>		
Base Cost (6.70 x 126)		844			844	675	169	