



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 05:57:35
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Assessment Data					Primary Image																																																																																																																				
Account 300000409 Parcel ID 0000-13-25N-23W-1-002-00 Cadastral ID 0000-25N-23W-13-1-002-00 Property Type REAL - Real Property Property Class E VI Area 1 Tax Area 104 - J-5-FORT SUPPLY Name ID 12525 PIONEER TELEPHONE COOP. INC. . ATTN: CONNIE HOLTHUS P O BOX 539 KINGFISHER OK 73750-0539 Parcel Location Situs 1325N23W12 Subdivision Lot/Block / Parcel Size 8.26 - Acres Sec/Twn/Rng 13 / 25 / 23 / 1 Neighborhood 1000 - COUNTY School District J-5-FS - J-5-FORT SUPPLY (Woodward)					<p>0000-13-25N-23W-1-002-00 04/21/23</p>																																																																																																																				
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SEC. 13-25-23 8.26 A TRACT IN NE					<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Primary Image	
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model</p> <p>Value Method</p> <p>Base Lot Value x .00 =</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 1,038</p> <p>Total Improvement Value 1,038</p> <p>Land Value</p> <p>Cost Approach Value 1,038</p>	<p>Image Information</p> <p>Image ID 26281</p> <p>Image Date 4/28/2023</p> <p>Name 0000-13-25N-23W-1-002-00_001.JPG</p> <p>Description Old building</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 1,038</p> <p>Land Value</p> <p>Total Appraised Value 1,968</p>	



Harper

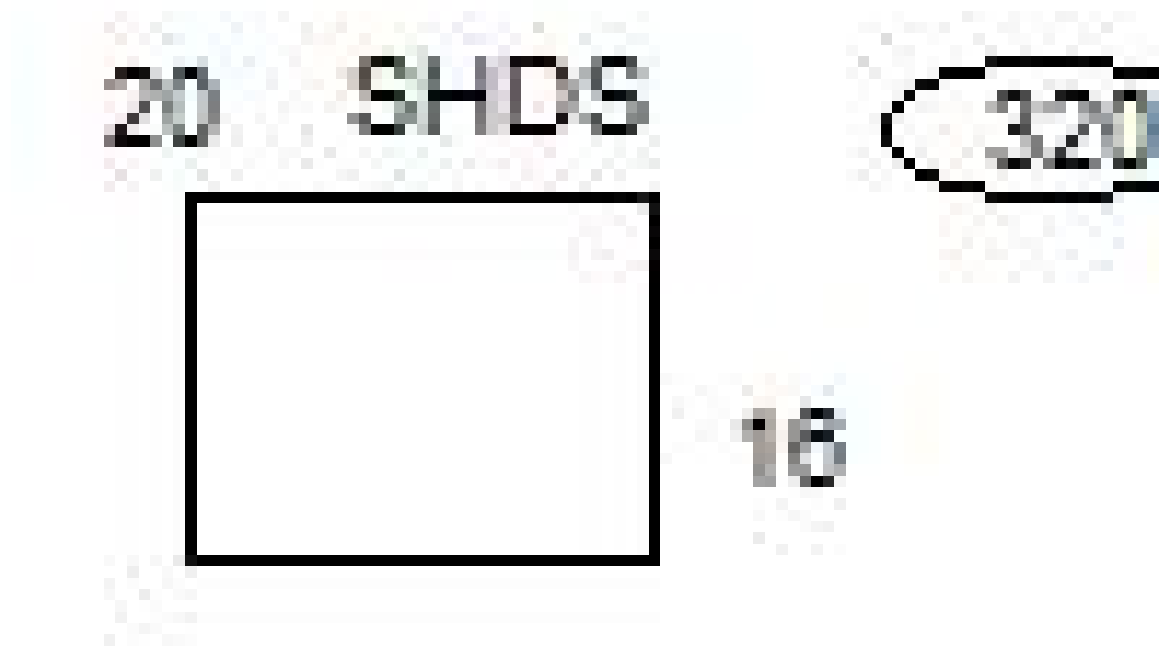
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Sketch Image

300000409



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	O	SHDS		50	SHDS	320	1.000	320

Total Building Area



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	20x16x6	Concrete	Built Up Tar/Gravel	320
	Qual	2	Cond 2	Year	1980	Eff Age 55
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (16.22 x 320)				5,190	4,152	1,038
Total Site Improvement Value						1,038



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Agland Inventory

300000409

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DA	DALHART 1-3%	NP	50			1.137	160	160	182	182
PB	PRATT HUMMOCKY	NP	40			1.453	128	128	186	186
PD	PRATT LOAMY HUMMOCKY	NP	31			5.670	99	99	562	562
NP Totals						8.260			930	930
Total Agland						8.260			930	930