



# 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	300000436													
Parcel ID	0000-28-25N-23W-1-001-00													
Cadastral ID	0000-25N-23W-28-1-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	4											
Tax Area	104 - J-5-FORT SUPPLY													
Name ID	24978													
EASTERWOOD LAND, LLC														
2711 N. 188 RD FORT SUPPLY OK 73841-														
<b>Parcel Location</b>														
Situs	EW 26 RD													
Subdivision														
Lot/Block	/	Parcel Size	40 - Acres											
Sec/Twn/Rng	28 / 25 / 23 / 1													
Neighborhood	1000 - COUNTY													
School District	J-5-FS - J-5-FORT SUPPLY (Woodward)													
House 5/10/2022														
<b>Legal Description</b> Lat/Long: 36.64777546 -99.49864253														
SEC.28-25-23 NW4NE4														
<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>														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
<b>Sale History</b>														
Bk/Pg	Grantor	Date	Price	Code										
765/596	EASTERWOOD, LYNN	01/01/2022		0 04										
/	EASTERWOOD, LYNN &													
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	66.830	Current Tax						
Remove Cap		Land Value	10,115	9,558	12%	1,147	Assessed	26,228 1,752.82						
Year Frozen		Improvements	360,675	209,004		25,081	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -67.00						
TIF Project ID	0	Total Value	370,790	218,562		26,228	Total Taxable	25,228 1,686.00						
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300000436	EASTERWOOD LAND, LLC	104	370,790	1000	24,464	1,635.00							
2024	2024-300000436	EASTERWOOD LAND, LLC	104	385,040	1000	23,722	1,585.00							
2023	2023-300000436	EASTERWOOD LAND, LLC	104	310,278	1000	23,002	1,537.00							
2022	2022-300000436	EASTERWOOD LAND, LLC	104	210,955	1000	22,303	1,491.00							
2021	2021-300000436	EASTERWOOD, LYNN &	104	210,955	1000	21,624	1,445.00							
2020	2020-300000436	EASTERWOOD, LYNN &	104	210,955	1000	20,965	1,670.00							
2019	2019-0000436	EASTERWOOD, LYNN &	104	214,366		20,326	1,631.00							
2018	2018-0000436	EASTERWOOD, LYNN &	104	205,167		18,049	1,433.00							
2017	2017-0000436	EASTERWOOD, LYNN &	104	197,703		17,494	1,404.00							
2016	2016-0000436	EASTERWOOD, LYNN &	104	199,292		16,955	1,361.00							
2015	2015-0000436	EASTERWOOD, LYNN &	104	196,303		16,434	1,297.00							
2014	2014-0000436	EASTERWOOD, LYNN &	104	204,125		15,925	1,240.00							
2013	2013-0000436	EASTERWOOD, LYNN &	104	215,322		15,433	1,189.00							



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Lot Data	Acre - HomeSite and Tracts	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> <b>Non-Ag Acres</b> 2.5 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b>  <b>Method</b> Acre <b>Base Lot Value</b> 2.50 x 2,450.00 = 6,125 <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b> 6,125		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	3,233 / 3,233
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	3,233
<b>Fixture/RghIn</b>	8 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	1,110 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1990 / 36

House	5/10/2022
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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent Indicated Value</b>	

Multiple Regression	
<b>MRA Code</b>	
<b>Adjusted R Indicated Value</b>	

Direct Comparables	
<b>Selection Model</b>	DEFAULT DEFAULT SELECTION MODEL
<b>Adjustment Model</b>	DEFAULT DEFAULT ADJUSTMENTS TABLE
<b>Comparables Indicated Value</b>	

Cost Approach		Manual :	
<b>Base Cost</b>	78.72	<b>Total Misc Impr</b>	+ 17,593
<b>Roofing Adj</b>	+ 3.44	<b>Garage Cost</b>	+ 35,296
<b>Subfloor Adj</b>	+ -1.66	<b>Total RCN</b>	= 357,793
<b>Heat/Cool Adj</b>	+ 10.77	<b>Depreciation ( 43%)</b>	- 153,851
<b>Plumbing Adj</b>	+ 3.03	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 203,942
<b>Adj Base Cost</b>	= 94.31	<b>Lot Value</b>	+ 6,125
<b>Total Area</b>	x 3,233	<b>Indicated Value</b>	= 210,067
<b>Adjusted Cost</b>	= 304,904	<b>Value Per SqFt</b>	64.98

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	203,942		
<b>Lot Value</b>	6,125		
<b>Indicated Value</b>	210,067	64.98	Per SqFt
<b>Agland Value</b>	3,990		
<b>Site Improvements</b>	154,570		
<b>Total Value</b>	368,627	114.02	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PACN	Paving - Concrete	0	710		710	4.12	2,925
PATC	Patio - Covered	8414	544	2019	544	12.83	6,980
RSPC	Raised Slab Porch - Covered	8415	194		194	39.63	7,688



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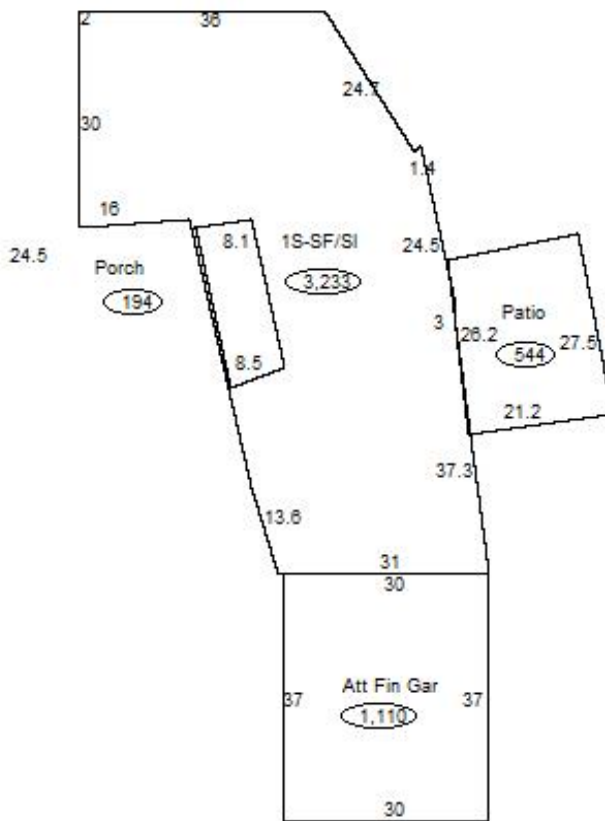
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	30	1S-SF/Sl	3,233	1.000	3,233
2	G	5		30	Att Fin Gar	1,110	1.000	1,110
3	M	PATC		30	Patio	544	1.000	544
4	M	RSPC		30	Porch	194	1.000	194
<b>Total Building Area</b>						<b>3,233</b>		<b>3,233</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / Cement by s. quonset	30x12x0			360
	Qual 3	Cond 3	Year 2019	Eff Age	7	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (38% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.18 x 360)		1,505		1,505	572	933
	PACN	Paving - Concrete / Cement by L Quonset	40x20x0			800
	Qual 3	Cond 3	Year 2019	Eff Age	7	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (38% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.11 x 800)		3,288		3,288	1,249	2,039
	FDBK	Feed Bunks - Linear Feet / Close to Quon	205x10x0			205
	Qual 3	Cond 3	Year 2014	Eff Age	12	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (69% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (8.65 x 205)		1,773		1,773	1,223	550
	FDBK	Feed Bunks - Linear Feet	177x10x0			177
	Qual 3	Cond 3	Year 2014	Eff Age	12	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (69% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (8.65 x 177)		1,531		1,531	1,056	475
	FDBK	Feed Bunks - Linear Feet NE	122x10x0			122
	Qual 3	Cond 3	Year 2014	Eff Age	12	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (69% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (8.65 x 122)		1,055		1,055	728	327
	FDBK	Feed Bunks - Linear Feet / East	116x10x0			116
	Qual 3	Cond 3	Year 2014	Eff Age	12	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (69% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (8.65 x 116)		1,003		1,003	692	311
	FDBK	Feed Bunks - Linear Feet / East	72x10x0			72
	Qual 3	Cond 3	Year 2014	Eff Age	12	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (69% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (8.65 x 72)		623		623	430	193



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BFT1	Bulk Feed Tank - Single 20 TON	0x0x0			20	
	Qual	3	Cond 3	Year 2012	Eff Age 14		
				0			
				0			
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (56% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (236.24 x 20)		4,725		4,725	2,646	2,079	
	PACN	Paving - Concrete / by Equipment Shed	181x20x0			3,620	
	Qual	3	Cond 3	Year 2012	Eff Age 14		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (77% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (3.77 x 3,620)		13,647		13,647	10,508	3,139
	BFT1	Bulk Feed Tank - Single 20 TON	0x0x0			20	
	Qual	3	Cond 3	Year 2012	Eff Age 14		
				0			
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (56% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (236.24 x 20)		4,725		4,725	2,646	2,079	
	BFT1	Bulk Feed Tank - Single 20 TON	0x0x0			20	
	Qual	3	Cond 3	Year 2012	Eff Age 14		
				0			
				0			
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (56% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (236.24 x 20)		4,725		4,725	2,646	2,079	
	SHDS	Shipping/Storage Container	42x8x6		Formed Metal	336	
	Qual	3	Cond 3	Year 2010	Eff Age 16		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (19.36 x 336)		6,505		6,505	3,383	3,122
	UTIL	Utility Building	181x66x12		Galvanized Metal	11,946	
	Qual	3	Cond 3	Year 1990	Eff Age 36		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (62% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (17.37 x 11,946)		207,502		207,502	128,651	78,851
	UTIL	Utility Building	56x50x12		Galvanized Metal	2,800	
	Qual	3	Cond 3	Year 1990	Eff Age 36		
				0			
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (62% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (20.43 x 2,800)		57,204		57,204	35,466	21,738	



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / West Sidewalk	50x13x0			650
	Qual 3	Cond 3	Year 1990	Eff Age	36	
			0			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.14 x 650)		2,691	2,691	2,153	538
	PACN	Paving - Concrete / East Sidewalk	58x5x0			290
	Qual 3	Cond 3	Year 1990	Eff Age	36	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.34 x 290)		1,259	1,259	1,007	252
	PACN	Paving - Concrete / South Sidewalk	31x5x0			155
	Qual 3	Cond 3	Year 1990	Eff Age	36	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (6.27 x 155)		972	972	778	194
	PACN	Paving - Concrete / West Front Sidewalk	35x5x0			175
	Qual 3	Cond 3	Year 1990	Eff Age	36	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (5.99 x 175)		1,048	1,048	838	210
	CPDT	Carport - Detached / Old House	27x26x10		Formed Metal	702
	Qual 3	Cond 3	Year 1990	Eff Age	36	
			0			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (9.19 x 702)		6,451	6,451	5,161	1,290
	BFT1	Bulk Feed Tank - 40 TON	0x0x0			40
	Qual 3	Cond 3	Year 1970	Eff Age	56	
			0			
			0			
			0			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (236.24 x 40)		9,450	9,450	7,560	1,890
	BFT1	Bulk Feed Tank - 40 TON	0x0x0			40
	Qual 3	Cond 3	Year 1970	Eff Age	56	
			0			
			0			
			0			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (236.24 x 40)		9,450	9,450	7,560	1,890



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BFT1	Bulk Feed Tank - Single 40 TON	0x0x0			40
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	0		0		0	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (236.24 x 40)		9,450		9,450	7,560	1,890
	BFT1	Bulk Feed Tank - Single 300 TON	0x0x0			300
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	0		0		0	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (236.24 x 300)		70,872		70,872	56,698	14,174
	GBST	Grain Bin 1500 BU	0x0x0			1,500
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	0		0		0	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (1.62 x 1,500)		2,430		2,430	1,944	486
	SHDS	Yard Shed - Wood	12x10x6		Galvanized Metal	120
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	0		0		0	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (22.67 x 120)		2,720		2,720	2,176	544
	BFT1	Bulk Feed Tank - Single / by L. Quonset	0x0x0			25
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	0		0		0	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (236.24 x 25)		5,906		5,906	4,725	1,181
	QUON	Quonset /Larger	80x40x14		Galvanized Metal	3,200
	Qual	3	Cond 3	Year 1960	Eff Age 66	
	0		0		0	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (7.76 x 3,200)		24,832		24,832	19,866	4,966
	QUON	Quonset - Round Top / Smaller	60x30x12		Galvanized Metal	1,800
	Qual	3	Cond 3	Year 1960	Eff Age 66	
	0		0		0	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (8.40 x 1,800)		15,120		15,120	12,096	3,024



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNV	Building No Value / North of Old House	12x12x6		Wood Shingle	144
	Qual 1	Cond 1	Year 1945	Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (0.00 x 144)				
	SHDS	Shed - OLD HOUSE NOW STORAGE 2023	48x38x8		Composition Roll	1,824
	Qual 1	Cond 1	Year 1945	Eff Age	113	
			0			
			0			
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (11.31 x 1,824)	20,629		20,629	16,503
						4,126



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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
LC	LINCOLN SOILS	NP	23			.560	74	74	41	41
PC	PRATT LOAMY BILLOWY	NP	37			31.265	118	118	3,702	3,702
SD	SPUR LOAM	NP	70			.056	224	224	13	13
TD	TIVOLI FINE SAND	NP	13			5.620	42	42	234	234
<b>NP Totals</b>						37.500			3,990	3,990
<b>Total Agland</b>						37.500			3,990	3,990