



# 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	300000469													
Parcel ID	0000-33-25N-23W-4-001-00													
Cadastral ID	0000-25N-23W-33-4-001-00													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	4											
Tax Area	104 - J-5-FORT SUPPLY													
Name ID	12543													
REDFEARN, JACK R. LIFE ESTATE														
PO BOX 283 FT SUPPLY OK 73841-0000														
Parcel Location														
Situs	18764 US 412 HWY													
Subdivision														
Lot/Block	/	Parcel Size	17.25 - Acres											
Sec/Twn/Rng	33 / 25 / 23 / 4													
Neighborhood	1000 - COUNTY													
School District	J-5-FS - J-5-FORT SUPPLY (Woodward)													
house 5/10/2022														
Legal Description Lat/Long: 36.59638442 -99.64597145														
SEC 33-25-23 17 A TRACT IN SE4 BOOK 711 PAGE 690														
Building Permits														
<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										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					/	REDFEARN, JACK R. LIFE ESTATE								
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	66.830	Current Tax					
Remove Cap	2020	Land Value	7,140	7,140	12%	857	Assessed	9,177	613.30					
Year Frozen		Improvements	81,059	69,339		8,320	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-67.00					
TIF Project ID	0	Total Value	88,199	76,479		9,177	Total Taxable	8,177	546.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300000469	REDFEARN, JACK R. LIFE ESTATE			104	88,199	1000	7,910	529.00					
2024	2024-300000469	REDFEARN, JACK R. LIFE ESTATE			104	96,950	1000	7,650	511.00					
2023	2023-300000469	REDFEARN, JACK R. LIFE ESTATE			104	92,388	1000	7,399	494.00					
2022	2022-300000469	REDFEARN, JACK R. LIFE ESTATE			104	67,953	1000	7,155	478.00					
2021	2021-300000469	REDFEARN, JACK R. LIFE ESTATE			104	67,953	1000	7,155	478.00					
2020	2020-300000469	REDFEARN, JACK R. LIFE ESTATE			104	67,953	1000	7,155	570.00					
2019	2019-0000469	REDFEARN, JACK R. LIFE ESTATE			104	65,750		6,789	545.00					
2018	2018-0000469	REDFEARN, JACK R. LIFE ESTATE			104	59,798		5,850	464.00					
2017	2017-0000469	REDFEARN, JACK R. LIFE ESTATE			104	57,732		5,652	454.00					
2016	2016-0000469	REDFEARN, JACK R. LIFE ESTATE			104	58,327		5,458	438.00					
2015	2015-0000469	REDFEARN, RUSTY LYNN AND			104	54,759		5,270	416.00					
2014	2014-0000469	REDFEARN, JACK R. (LIFE EST)			104	52,801		5,087	396.00					
2013	2013-0000469	REDFEARN, JACK R. (LIFE EST)			104	52,801		4,909	378.00					



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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		<p>0000-33-25N-23W-4-001-00 0469 4/9/22</p>

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,285 / 3,285
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	3,285
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	774 Total, 774 Partition
Garage Type	
Remodel	ROOF -
Year/Eff Age	1965 / 73

house	5/10/2022
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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	67.95	Total Misc Impr	+ 8,371
Roofing Adj	+ 3.27	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 303,922
Heat/Cool Adj	+ 8.78	Depreciation ( 78%)	- 237,059
Plumbing Adj	+ 2.42	Lump Sums	+ 0
Basement Adj	+ 7.55	RCNLD	= 66,863
Adj Base Cost	= 89.97	Lot Value	+ 5,000
Total Area	x 3,285	Indicated Value	= 71,863
Adjusted Cost	= 295,551	Value Per SqFt	21.88

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	66,863		
Lot Value	5,000		
Indicated Value	71,863	21.88	Per SqFt
Agland Value	2,140		
Site Improvements	11,709		
Total Value	85,712	26.09	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	135	26x8		208	31.08		6,465
RSPC	Raised Slab Porch - Covered	8409	15x4		60	31.77		1,906



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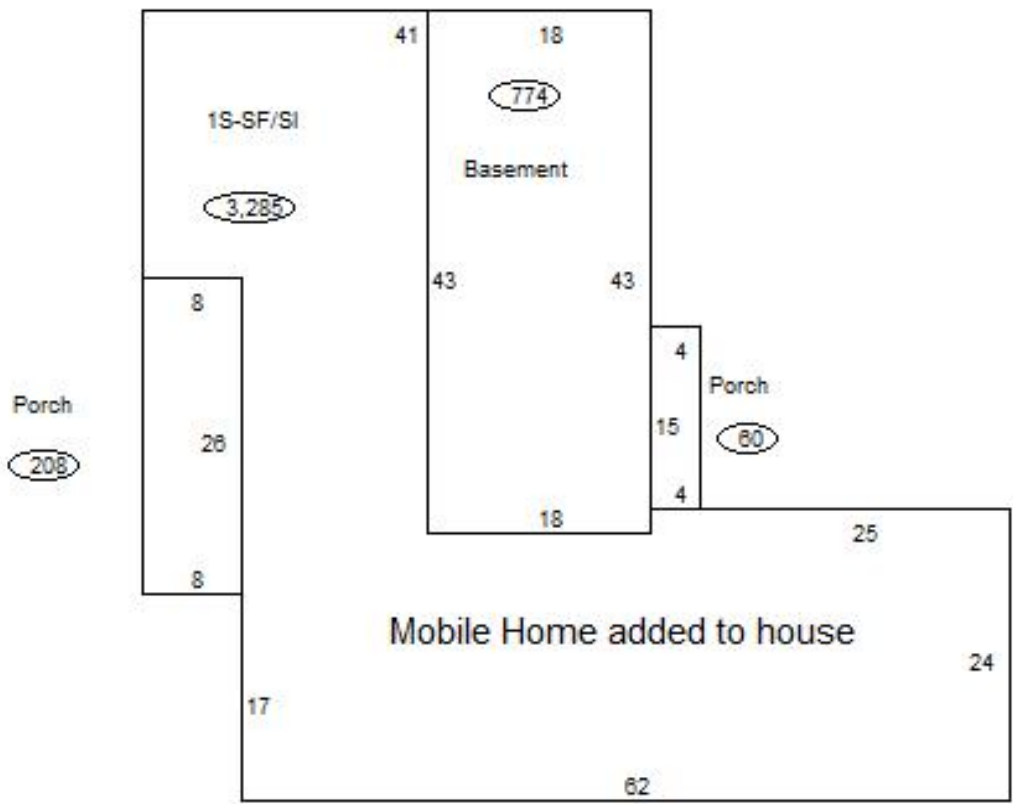
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	3,285	1.000	3,285
2	M	RSPC		20	Porch	208	1.000	208
3	N	0		20	Mobile Home added to house		0.000	
4	B	2		20	Basement	774	1.000	774
5	M	RSPC		20	Porch	60	1.000	60
<b>Total Building Area</b>						3,285		3,285



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	22x13x10		Formed Metal	286
	Qual	3	Cond 3	Year 2012	Eff Age 14	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (56% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (9.19 x 286)		2,628		2,628	1,472
	PACN	Paving - Concrete	22x13x0			286
	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 (4.39 x 286)		1,256		1,256	967
	PACN	Paving - Concrete House to MH	41x10x0			410
	Qual	3	Cond 3	Year 2010	Eff Age 16	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.17 x 410)		1,710		1,710	1,368
	PACN	Paving - Concrete / Beside MH	15x5x0			75
	Qual	3	Cond 3	Year 2010	Eff Age 16	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.43 x 75)		557		557	446
	BFT1	Bulk Feed Tank - Single	0x0x0			50
	Qual	1	Cond 1	Year 2008	Eff Age 25	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (79% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (188.23 x 50)		9,412		9,412	7,435
	BFT1	Bulk Feed Tank - Single	0x0x0			50
	Qual	1	Cond 1	Year 2008	Eff Age 25	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (79% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (188.23 x 50)		9,412		9,412	7,435
	SHDS	Shed, Metal / behind house	11x10x6		Composition Shingle	110
	Qual	1	Cond 1	Year 1965	Eff Age 85	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (15.36 x 110)		1,690		1,690	1,352



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	HAYS	Hay Shed Open Sides	80x22x10		Galvanized Metal	1,760
	Qual 1	Cond 1	Year 1965	Eff Age 85		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (5.83 x 1,760)		10,261		10,261	8,209
	PACN	Paving - Concrete / Front Sidewalk	33x4x0			132
	Qual 1	Cond 1	Year 1965	Eff Age 85		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (5.26 x 132)		694		694	555
	PACN	Paving - Concrete	48x4x0			192
	Qual 1	Cond 1	Year 1965	Eff Age 85		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.57 x 192)		877		877	702
	SHDS	Yard Shed - Metal / by open face shed	12x12x8		Galvanized Metal	144
	Qual 1	Cond 1	Year 1965	Eff Age 85		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (13.49 x 144)		1,943		1,943	1,554
	SHDS	Shed - Small	32x12x14		Composition Shingle	384
	Qual 1	Cond 1	Year 1965	Eff Age 85		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (12.76 x 384)		4,900		4,900	3,920
	SHDS	Shed - Small	26x14x8		Composition Shingle	364
	Qual 1	Cond 1	Year 1965	Eff Age 85		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (12.60 x 364)		4,586		4,586	3,669
	SHDS	Shed - Small	26x14x8		Galvanized Metal	364
	Qual 1	Cond 1	Year 1965	Eff Age 85		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (11.91 x 364)		4,335		4,335	3,468



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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
DB	DALHART 3-5%	NP	42			.834	134	134	112	112
MB	MANSIC CLAY 1-3%	NP	45			3.454	144	144	497	497
PB	PRATT HUMMOCKY	NP	40			11.963	128	128	1,531	1,531
<b>NP Totals</b>						16.250			2,140	2,140
<b>Total Agland</b>						16.250			2,140	2,140