



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 300000559 Parcel ID 0000-25-25N-24W-2-001-00 Cadastral ID 0000-25N-24W-25-2-001-00 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 104 - J-5-FORT SUPPLY Name ID 25737 FANNING, BILL & KATHRYN REV. LIV. TRUST (THE) TRUSTEES: BILL & KATHRYN FANNING P.O. BOX 8 MAY OK 73851- Parcel Location Situs 00629 JOSEPHINE ST Subdivision Lot/Block / Parcel Size 40.36 - Acres Sec/Twn/Rng 25 / 25 / 24 / 2 Neighborhood 1000 - COUNTY School District J-5-FS - J-5-FORT SUPPLY (Woodward)																																																																
Legal Description Lat/Long: 36.63089130 -99.60914675 SEC.25-25-24 SE4NW4; TRACT ON E SIDE OF SW4NW4 BOOK 789 PAGE 40										HOUSE 6/6/2022																																																						
Exemptions					Building Permits																																																											
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																									
2025	2025-300000559	FANNING, BILL & KATHRYN REV. LIV. TRUST (THE)	104	289,141	1000	33,697	2,252.00																																																									
2024	2024-300000559	FANNING, BILL, ETUX	104	309,477	1000	32,924	2,200.00																																																									
2023	2023-300000559	FANNING, BILL, ETUX	104	274,471	1000	31,937	2,134.00																																																									
2022	2022-300000559	FANNING, BILL, ETUX	104	269,230	1000	31,308	2,092.00																																																									
2021	2021-300000559	FANNING, BILL, ETUX	104	269,230	1000	31,308	2,092.00																																																									
2020	2020-300000559	FANNING, BILL, ETUX	104	269,230	1000	31,308	2,494.00																																																									
2019	2019-0000559	FANNING, BILL, ETUX	104	269,230		31,308	2,512.00																																																									
2018	2018-0000559	FANNING, BILL, ETUX	104	269,230		30,512	2,422.00																																																									
2017	2017-0000559	FANNING, BILL, ETUX	104	254,951		29,594	2,376.00																																																									
2016	2016-0000559	FANNING, BILL, ETUX	104	254,951		29,572	2,375.00																																																									
2015	2015-0000559	FANNING, BILL, ETUX	104	247,342		28,681	2,264.00																																																									
2014	2014-0000559	FANNING, BILL, ETUX	104	14,120		1,694	132.00																																																									
2013	2013-0000559	FANNING, BILL, ETUX	104	14,120		1,694	130.00																																																									



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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1.5 Topography Street Access Utilities Amenities Method Acre Base Lot Value 1.50 x 3,583.33 = 5,375 Factor Value Adjustments Lot Value 5,375		<p>0000-25-25N-24W-2-001-00 6/3/2022 ACCT. #559</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, Siding, Vinyl
Base/Total Area	2,016 / 2,016
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	864 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2014 / 12

HOUSE	6/6/2022
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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	78.07	Total Misc Impr	+ 17,715
Roofing Adj	+ 4.59	Garage Cost	+ 21,922
Subfloor Adj	+ 0.00	Total RCN	= 237,790
Heat/Cool Adj	+ 10.77	Depreciation (12%)	- 28,535
Plumbing Adj	+ 4.86	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 209,255
Adj Base Cost	= 98.29	Lot Value	+ 5,375
Total Area	x 2,016	Indicated Value	= 214,630
Adjusted Cost	= 198,153	Value Per SqFt	106.46

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	209,255		
Lot Value	5,375		
Indicated Value	214,630	106.46	Per SqFt
Agland Value	13,743		
Site Improvements	56,914		
Total Value	285,287	141.51	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1	1	4,783.32		4,783
PATC	Covered Patio	168	63x8		504	12.83		6,466
PATC	CovPatio Cls C	169	63x8		504	12.83		6,466



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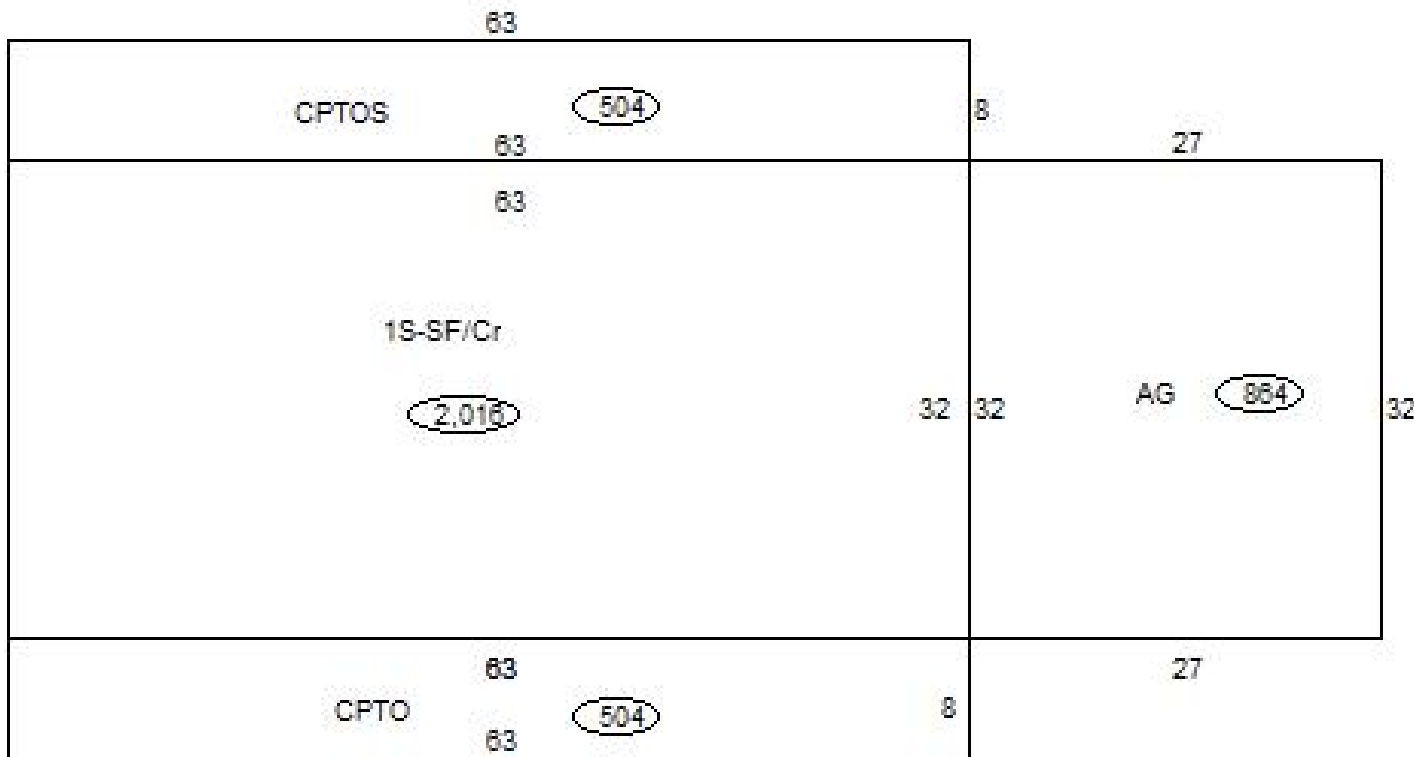
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	2,016	1.000	2,016
2	G	1		20	AG	864	1.000	864
3	M	PATC		20	CPTO	504	1.000	504
4	M	PATC		20	CPTOS	504	1.000	504
Total Building Area						2,016		2,016



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GBST	Grain Bin - Storage	0x0x0			2,365	
	Qual	4	Cond 4	Year 2023	Eff Age 2		
				0			
				0			
Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)		RCNLD	
Base Cost (1.71 x 2,365)		4,044		4,044	404	3,640	
	PACN	Paving - Concrete / GARAGE DRIVEWAY	31x31x0			961	
	Qual	3	Cond 3	Year 2014	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)		RCNLD
	Base Cost (4.09 x 961)		3,930		3,930	2,712	1,218
	PACN	Paving - Concrete / CIRCLE DRIVEWAY	67x12x0			804	
	Qual	3	Cond 3	Year 2014	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)		RCNLD
	Base Cost (4.11 x 804)		3,304		3,304	2,280	1,024
	PACN	Paving - Concrete / FRONT SIDEWALK	103x9x0			927	
	Qual	3	Cond 3	Year 2014	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)		RCNLD
	Base Cost (4.09 x 927)		3,791		3,791	2,616	1,175
	PACN	Paving - Concrete / BACK SIDEWALK	103x9x0			927	
	Qual	3	Cond 3	Year 2014	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)		RCNLD
	Base Cost (4.09 x 927)		3,791		3,791	2,616	1,175
	BNGP	Equipment Shed	60x40x14		Formed Metal	2,400	
	Qual	4	Cond 3.5	Year 2012	Eff Age 13		
	Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)		RCNLD
	Base Cost (25.88 x 2,400)		62,112		62,112	17,391	44,721
	LNT0	Lean To	60x15x10		Formed Metal	900	
	Qual	4	Cond 4	Year 2012	Eff Age 11		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)		RCNLD
	Base Cost (7.50 x 900)		6,750		6,750	3,375	3,375



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / SHED DRIVEWAY	28x22x0			616
	Qual	3	Cond 3	Year 2012	Eff Age 14	
		Valuation Summary	Modifier Total	RCN	Depr (77% Phys/ % Func)	RCNLD
		Base Cost (4.14 x 616)	2,550		2,550	1,964
						586



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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
SD	SPUR LOAM	NP	70			.773	224	224	173	173
SD	SPUR LOAM	CR	70			38.087	356	356	13,570	13,570
CR Totals						38.860			13,743	13,743
Total Agland						38.860			13,743	13,743