



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
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Assessment Data					Primary Image																																																																																																																				
Account 300000588 Parcel ID 0000-26-25N-24W-4-001-00 Cadastral ID 0000-25N-24W-26-4-001-00 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 104 - J-5-FORT SUPPLY Name ID 25738 FANNING, BILL AND KATHRYN REV. LIV. TRUST (THE TOM FANNING 1/2 INT P.O. BOX 8 MAY OK 73851- Parcel Location Situs 18390 US HWY 412 Subdivision Lot/Block / Parcel Size 159.75 - Acres Sec/Twn/Rng 26 / 25 / 24 / 4 Neighborhood 1000 - COUNTY School District J-5-FS - J-5-FORT SUPPLY (Woodward)					<p>0000-26-25N-24W-4-001-00 0588 4/9/22</p>																																																																																																																				
Legal Description Lat/Long: 36.60380479 -99.72379370										HOUSE 5/10/2022																																																																																																															
SEC 26-25-24 SE4 LESS .25 A TR BOOK 789 PAGE 40					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data		Acre - HomeSite and Tracts		Primary Image				
Lot Size						0000-26-25N-24W-4-001-00 0588 4/9/22		
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		HOUSE		5/10/2022				
Adjustments		GRM Approach						
Lot Value	5,000	GRM Code						
Residential Data		Gross Rent						
Type		Indicated Value						
Condition	-	Multiple Regression						
Quality	-	MRA Code						
Architecture		Adusted R						
Style		Indicated Value						
Exterior Wall		Direct Comparables						
Base/Total Area /		Selection Model DEFAULT DEFAULT SELECTION MODEL						
Style		Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE						
HVAC		Comparables						
Roof Cover		Indicated Value						
Area on Slab		Value Reconciliation						
Fixture/RghIn /		Selected Approach Cost Approach						
Bed/F/H Bath / /		Improvements						
Basement Area		Lot Value 5,000						
Garage Type		Indicated Value 5,000 0.00 Per SqFt						
Remodel		Agland Value 55,137						
Year/Eff Age /		Site Improvements 19,054						
Cost Approach		Total Value 79,191 0.00 Total Value Per SqFt						
Manual :								
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
Subfloor Adj	+ 0.00	Total RCN	=	0				
Heat/Cool Adj	+ 0.00	Depreciation (0%)	-	0				
Plumbing Adj	+ 0.00	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=					
Adj Base Cost	= 0.00	Lot Value	+	5,000				
Total Area	x	Indicated Value	=	5,000				
Adjusted Cost	= 0	Value Per SqFt		0.00				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	90x40x10		Galvanized Metal	3,600
	Qual 1	Cond 1	Year 1965	Eff Age 85		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (17.66 x 3,600)		63,576		63,576	50,861
	SHDS	Yard Shed - Wood	7x10x6		Wood Shingle	70
	Qual 1	Cond 1	Year 1965	Eff Age 85		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (19.43 x 70)		1,360		1,360	1,088
	PATO	Rsd Slab Cls D	8x6x0			48
	Qual 1	Cond 1	Year 1940	Eff Age 120		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (7.79 x 48)		374		374	94
	SHDS	Shed - Small / Old House	65x26x6		Formed Metal	1,690
	Qual 1	Cond 1	Year 1935	Eff Age 127		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (11.78 x 1,690)		19,908		19,908	15,926
	HAYS	Hay Shed Open Sides	40x28x8		Galvanized Metal	1,120
	Qual 1	Cond 1	Year 1935	Eff Age 127		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (5.35 x 1,120)		5,992		5,992	4,794
	LNTO	Lean To - Attached	40x16x8		Galvanized Metal	640
	Qual 1	Cond 1	Year 1935	Eff Age 127		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.74 x 640)		3,034		3,034	2,427



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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
CA	CAREY SILT 1-3%	CR	50			.717	255	255	183	183
CA	CAREY SILT 1-3%	NP	50			.024	160	160	4	4
PB	PRATT HUMMOCKY	CR	40			3.356	204	204	683	683
PB	PRATT HUMMOCKY	NP	40			.017	128	128	2	2
SD	SPUR LOAM	CR	70			148.346	356	356	52,856	52,856
SD	SPUR LOAM	NP	70			6.289	224	224	1,409	1,409
NP Totals						158.750			55,137	55,137
Total Agland						158.750			55,137	55,137