




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 300000778 Parcel ID 0000-23-25N-25W-2-001-00 Cadastral ID 0000-25N-25W-23-2-001-00 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 25763 FERGUSON, JOHNNIE FORMERLY: JOHNNIE B. JOHNSON 1822 JACKSON ST WOODWARD OK 73801-1109 Parcel Location Situs 02646 177 RD N Subdivision Lot/Block / Parcel Size 17 - Acres Sec/Twn/Rng 23 / 25 / 25 / 2 Neighborhood 1000 - COUNTY School District 1-LAVERNE - 1-LAVERNE	 <p>0000-23-25N-25W-2-001-00 ACCT # 778 06/03/22</p> <p>2 6/7/2022</p>

Legal Description	Lat/Long: 36.71386151 -99.97186626	Building Permits										
SEC.23-25-25 TRACT IN W2W2 BOOK 790 PAGE 446 :SURVIVING AFFD		<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					
Number	Description	Opened	Closed	Amount								

Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					790/446	JOHNSON, KENNETH W. (LIFE EST)	07/02/2025		04
					/	JOHNSON, KENNETH W. (LIFE EST)			

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	
Remove Cap		Land Value 7,800	7,065	12%	848	Assessed	2,831	190.21	
Year Frozen		Improvements 23,741	16,521		1,983	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value 31,541	23,586		2,831	Total Taxable	2,831	190.00	

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-300000778	FERGUSON, JOHNNIE	101	31,541	0	2,696	181.00	
2024	2024-300000778	JOHNSON, KENNETH W. (LIFE EST)	101	32,842	0	2,568	171.00	
2023	2023-300000778	JOHNSON, KENNETH W. (LIFE EST)	101	30,386	0	2,445	164.00	
2022	2022-300000778	JOHNSON, KENNETH W. (LIFE EST)	101	24,028	0	2,329	158.00	
2021	2021-300000778	JOHNSON, KENNETH W. (LIFE EST)	101	24,028	0	2,261	156.00	
2020	2020-300000778	JOHNSON, KENNETH W. (LIFE EST)	101	24,028	0	2,195	149.00	
2019	2019-0000778	JOHNSON, KENNETH W. (LIFE EST)	101	24,028		2,131	127.00	
2018	2018-0000778	JOHNSON, KENNETH W. (LIFE EST)	101	24,028		2,069	123.00	
2017	2017-0000778	JOHNSON, KENNETH W. (LIFE EST)	101	22,765		2,009	120.00	
2016	2016-0000778	JOHNSON, KENNETH W. (LIFE EST)	101	22,765		1,950	116.00	
2015	2015-0000778	JOHNSON, KENNETH W. (LIFE EST)	101	22,087		1,894	113.00	
2014	2014-0000778	JOHNSON, KENNETH W. (LIFE EST)	101	20,973		1,838	110.00	
2013	2013-0000778	JOHNSON, KENNETH W. (LIFE EST)	101	20,973		1,785	107.00	



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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 3 Topography Street Access Utilities Amenities Method Acre Base Lot Value 3.00 x 2,166.67 = 6,500 Factor Value Adjustments Lot Value 6,500		

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,050 / 1,050
Style	100% One Story
HVAC	1 Wall Air Conditioners (Count)
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1947 / 87

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2
6/7/2022

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	92.29	Total Misc Impr	+ 264
Roofing Adj	+ 4.37	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 108,131
Heat/Cool Adj	+ 0.00	Depreciation (80%)	- 86,505
Plumbing Adj	+ 6.07	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 21,626
Adj Base Cost	= 102.73	Lot Value	+ 6,500
Total Area	x 1,050	Indicated Value	= 28,126
Adjusted Cost	= 107,867	Value Per SqFt	26.79

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	21,626		
Lot Value	6,500		
Indicated Value	28,126	26.79	Per SqFt
Agland Value	1,300		
Site Improvements	2,292		
Total Value	31,718	30.21	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	293	4x3		12	9.78		117
PATO	Raised Slab Porch - Open	294	5x3		15	9.78		147



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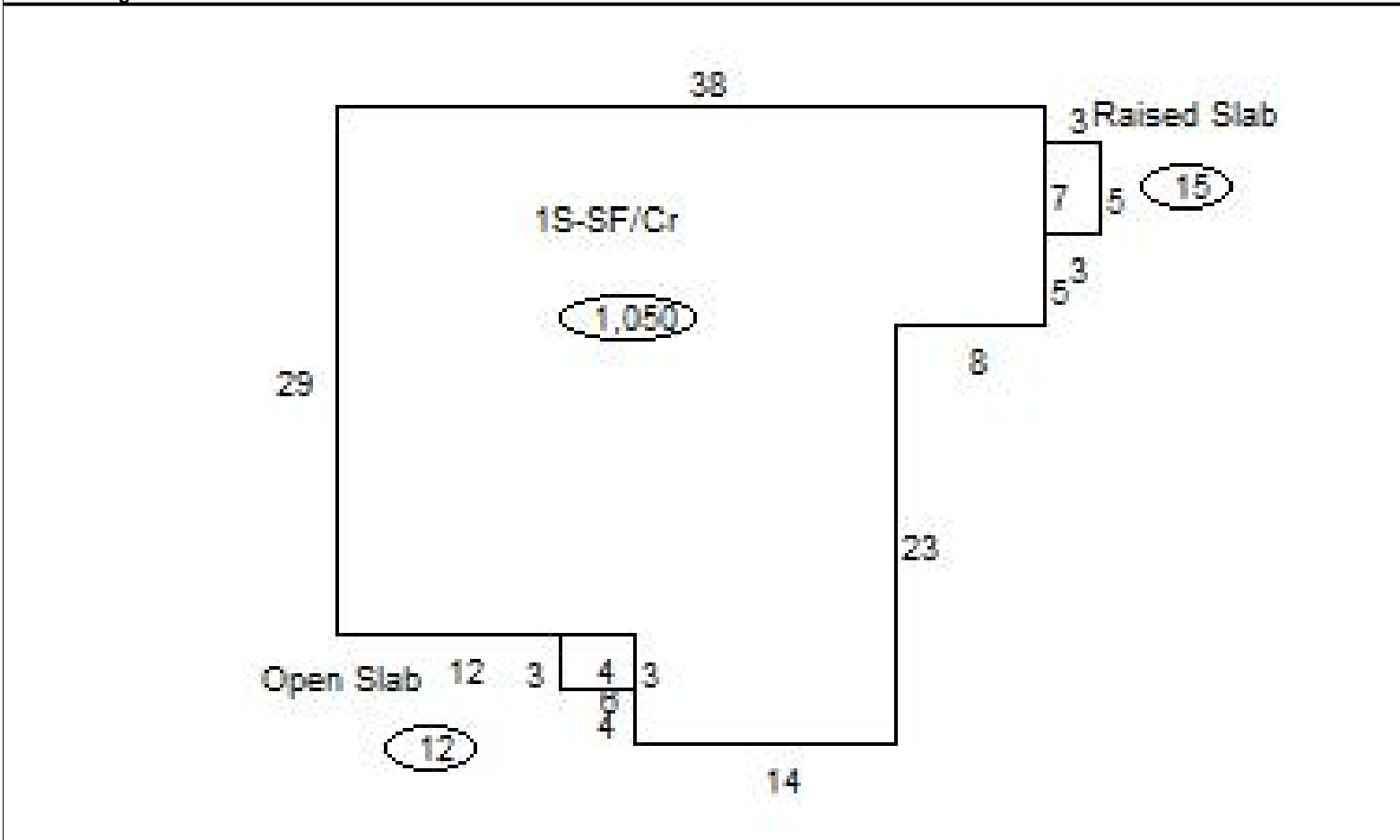
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Sketch Image

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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	1,050	1.000	1,050
2	M	PATO		20	Open Slab	12	1.000	12
3	M	PATO		20	Raised Slab	15	1.000	15
Total Building Area						1,050		1,050



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	SHDS	Yard Shed - Wood	16x12x6		Formed Metal	192		
	Qual	3	Cond	3	Year	1995	Eff Age	31
						0		
						0		
		Valuation Summary	Modifier Total		RCN	Depr (78% Phys/ % Func)	RCNLD	
		Base Cost (20.28 x 192)	3,894		3,894	3,037	857	
	HAYS	Hay Shed Open Sides	25x22x8		Galvanized Metal	550		
	Qual	3	Cond	3	Year	1980	Eff Age	46
						0		
						0		
		Valuation Summary	Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (7.57 x 550)	4,164		4,164	3,331	833	
	HAYS	Hay Shed Open Sides	15x8x8		Galvanized Metal	120		
	Qual	3	Cond	3	Year	1980	Eff Age	46
						0		
						0		
		Valuation Summary	Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (8.75 x 120)	1,050		1,050	840	210	
	SHDS	Yard Shed - Metal	10x8x6		Galvanized Metal	80		
	Qual	3	Cond	3	Year	1980	Eff Age	46
						0		
						0		
		Valuation Summary	Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (24.49 x 80)	1,959		1,959	1,567	392	



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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
MG	MANSKER-POTTER 5-20%	NP	15			1.215	48	48	58	58
PA	PRATT BILLOWY	NP	48			.216	154	154	33	33
PB	PRATT HUMMOCKY	NP	40			3.494	128	128	447	447
PD	PRATT LOAMY HUMMOCKY	NP	31			6.223	99	99	617	617
QC	QUINLAN-WDWARD 5-12%	NP	14			2.258	45	45	101	101
WD	WOODWARD-QUINLAN3-8%	NP	23			.595	74	74	44	44
NP Totals						14.000			1,300	1,300
Total Agland						14.000			1,300	1,300