




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	300000980				 <p>FRONT OF HOUSE 1/6/2026</p>									
Parcel ID	0000-19-26N-20W-3-001-00													
Cadastral ID	0000-26N-20W-19-3-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	1											
Tax Area	102 - 4R-BUFFALO													
Name ID	24414													
VANDORN, MARTIN DUANE														
20327 E 21 RD WOODWARD OK 73801-														
Parcel Location														
Situs	20327 E 21 RD													
Subdivision														
Lot/Block	/	Parcel Size	158 - Acres											
Sec/Twn/Rng	19 / 26 / 20 / 3													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.67986271 -99.32707149														
SEC.19-26-20 LOTS 3-4; E2SW4 BOOK 757 PAGE 595														
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					
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					
					757/595	VANDORN, DWIGHT (TRUST)	02/03/2021		0 04					
					/	VAN DORN, JOHN DWIGHT, TRUST								
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap	2020	Land Value	32,226	32,226	12%	3,867	Assessed	42,086 3,313.85						
Year Frozen		Improvements	329,079	302,508		36,301	Penalty	0						
Uncapped Value	157,682	Mobile Home	18,514	15,982		1,918	Exemption	1,000 -79.00						
TIF Project ID	0	Total Value	379,819	350,716		42,086	Total Taxable	41,086 3,235.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300000980	VANDORN, MARTIN DUANE	102	221,661	1000	21,490	1,692.00							
2024	2024-300000980	VANDORN, MARTIN DUANE	102	227,265	1000	20,834	1,697.00							
2023	2023-300000980	VANDORN, MARTIN DUANE	102	176,655	0	21,199	1,754.00							
2022	2022-300000980	VANDORN, MARTIN DUANE	102	176,655	0	21,199	1,744.00							
2021	2021-300000980	VANDORN, MARTIN DUANE	102	176,655	0	21,199	1,750.00							
2020	2020-300000980	VAN DORN, JOHN DWIGHT, TRUST	102	176,655	0	21,199	1,744.00							
2019	2019-0000980	VAN DORN, JOHN DWIGHT, TRUST	102	177,377		21,285	1,764.00							
2018	2018-0000980	VAN DORN, JOHN DWIGHT, TRUST	102	181,031		21,723	1,801.00							
2017	2017-0000980	VAN DORN, JOHN DWIGHT, TRUST	102	180,300		21,636	1,799.00							
2016	2016-0000980	VAN DORN, JOHN DWIGHT, TRUST	102	184,753		22,171	1,887.00							
2015	2015-0000980	VAN DORN, JOHN DWIGHT, TRUST	102	183,485		22,018	1,748.00							
2014	2014-0000980	VAN DORN, JOHN DWIGHT, TRUST	102	182,224		21,867	1,752.00							
2013	2013-0000980	VAN DORN, JOHN DWIGHT, TRUST	102	186,588		22,390	1,783.00							



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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		

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,125 / 1,125
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	500 Detached Garage - Finished
Remodel	
Year/Eff Age	1940 / 103

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	77.66	Total Misc Impr	+ 32,818
Roofing Adj	+ 3.50	Garage Cost	+ 12,912
Subfloor Adj	+ 2.04	Total RCN	= 154,416
Heat/Cool Adj	+ 8.78	Depreciation (80%)	- 123,532
Plumbing Adj	+ 4.62	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 30,884
Adj Base Cost	= 96.61	Lot Value	+ 5,000
Total Area	x 1,125	Indicated Value	= 35,884
Adjusted Cost	= 108,686	Value Per SqFt	31.90

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	30,884		
Lot Value	5,000		
Indicated Value	35,884	31.90	Per SqFt
Agland Value	27,226		
Site Improvements	132,889		
Total Value	195,999	174.22	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	Enclosed Porch - Solid Wall	375	45x10		450	45.07		20,282
CPAT	Carport - Attached	376	30x30		900	8.22		7,398
CPAT	Carport - Attached	8749	25x25		625	8.22		5,138



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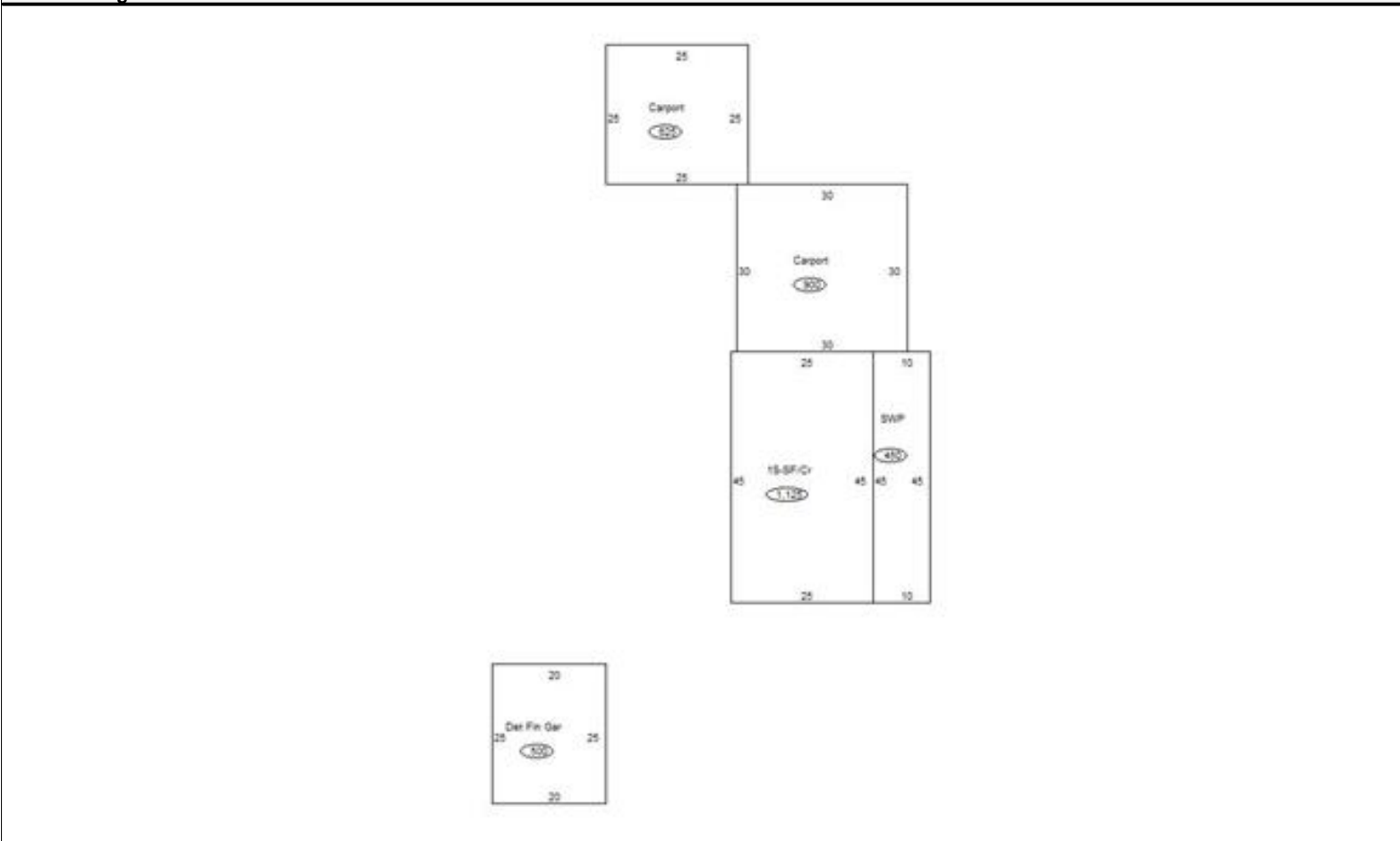
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Sketch Image

300000980



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,125	1.000	1,125
2	M	EPSW		20	SWP	450	1.000	450
3	M	CPAT		20	Carport	900	1.000	900
4	M	CPAT		20	Carport	625	1.000	625
5	G	6		20	Det Fin Gar	500	1.000	500
Total Building Area						1,125		1,125



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GBST	Grain Bin 5,000 BU	0x0x0			5,000	
	Qual	3	Cond 3	Year 2023	Eff Age 3		
				0			
				0			
Valuation Summary		Modifier Total		RCN	Depr (14% Phys/ % Func)	RCNLD	
Base Cost (1.62 x 5,000)		8,100		8,100	1,134	6,966	
	SHDS	Shipping/Storage Container	30x8x6			240	
	Qual	3	Cond 3	Year 2019	Eff Age 7		
	Valuation Summary		Modifier Total		RCN	Depr (32% Phys/ % Func)	RCNLD
	Base Cost (20.78 x 240)		4,987		4,987	1,596	3,391
	HAYS	Hay Shed Open Sides	36x30x12		Galvanized Metal	1,080	
	Qual	3	Cond 3	Year 2019	Eff Age 7		
	Valuation Summary		Modifier Total		RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (7.00 x 1,080)		7,560		7,560	1,890	5,670
	BNGP	Gen. Purpose Barn	35x15x8		Formed Metal	525	
	Qual	3	Cond 3	Year 2015	Eff Age 11		
	Valuation Summary		Modifier Total		RCN	Depr (22% Phys/ % Func)	RCNLD
	Base Cost (19.19 x 525)		10,075		10,075	2,217	7,858
	HAYS	Open Face Shed New	30x60x14		Formed Metal	1,800	
	Qual	3	Cond 3	Year 2008	Eff Age 18		
	Valuation Summary		Modifier Total		RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (7.23 x 1,800)		13,014		13,014	6,507	6,507
	HAYS	Hay Shed Open Sides	60x30x14		Formed Metal	1,800	
	Qual	3	Cond 3	Year 2008	Eff Age 18		
	Valuation Summary		Modifier Total		RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (7.69 x 1,800)		13,842		13,842	6,921	6,921
	PATO	Slab Class C	60x30x0			1,800	
	Qual	3	Cond 3	Year 2008	Eff Age 18		
				0			
Valuation Summary		Modifier Total		RCN	Depr (62% Phys/ % Func)	RCNLD	
Base Cost (7.33 x 1,800)		13,194		13,194	8,180	5,014	



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed - Wood	12x12x6		Formed Metal	144	
	Qual	3	Cond 3	Year 2008	Eff Age 18		
	Valuation Summary		Modifier Total	RCN	Depr (56% Phys/ % Func)	RCNLD	
		Base Cost (21.82 x 144)	3,142		3,142	1,760	1,382
	SHDS	Shed, Metal	15x10x6		Galvanized Metal	150	
	Qual	3	Cond 3	Year 2008	Eff Age 18		
	Valuation Summary		Modifier Total	RCN	Depr (56% Phys/ % Func)	RCNLD	
		Base Cost (20.42 x 150)	3,063		3,063	1,715	1,348
	PATO	Slab Class C	24x24x0			576	
	Qual	3	Cond 3	Year 2008	Eff Age 18		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD	
		Base Cost (7.33 x 576)	4,222		4,222	1,267	2,955
	GBST	Grain Bin 6,000 BU	0x0x0			6,000	
	Qual	3	Cond 3	Year 2008	Eff Age 18		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD	
		Base Cost (1.62 x 6,000)	9,720		9,720	2,916	6,804
	GBST	Grain Bin - Storage X 2 @ 5500	0x0x0			11,000	
	Qual	3	Cond 3	Year 2005	Eff Age 21		
	Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD	
		Base Cost (1.60 x 11,000)	17,600		17,600	10,736	6,864
	LOAF	Loafing Shed X 6	10x10x5		Galvanized Metal	600	
	Qual	3	Cond 3	Year 2004	Eff Age 22		
	Valuation Summary		Modifier Total	RCN	Depr (63% Phys/ % Func)	RCNLD	
		Base Cost (5.65 x 600)	3,390		3,390	2,136	1,254
	LOAF	Loafing Shed X 6	10x10x5		Galvanized Metal	600	
	Qual	3	Cond 3	Year 2003	Eff Age 23		
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD	
		Base Cost (5.65 x 600)	3,390		3,390	2,204	1,186



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Storage	6x8x6		Formed Metal	48
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
Base Cost (31.81 x 48)		1,527		1,527	1,069	458
	EQSL	Equipment Shelter	55x75x16		Formed Metal	4,125
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (54% Phys/ % Func)	RCNLD
Base Cost (16.80 x 4,125)		69,300		69,300	37,422	31,878
	UTIL	Utility Building	35x45x14	Concrete	Formed Metal	1,575
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (54% Phys/ % Func)	RCNLD
Base Cost (25.36 x 1,575)		39,942		39,942	21,569	18,373
	GBST	Grain Bin 8,000 BU	0x0x0			8,000
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
Base Cost (1.62 x 8,000)		12,960		12,960	9,072	3,888
	HAYS	Open Face Shed	25x60x12		Formed Metal	1,500
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD
Base Cost (6.92 x 1,500)		10,380		10,380	6,332	4,048
	UTIL	Utility Bldg	20x40x12		Formed Metal	800
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (54% Phys/ % Func)	RCNLD
Base Cost (27.51 x 800)		22,008		22,008	11,884	10,124



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	6 Mobile Home 51 x 28
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% Double Wide
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,440 / 1,440
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,440
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	1,218 Attached Garage - Finished
Remodel	
Year/Eff Age	1970 / 56

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	49.95	Total Misc Impr	+ 7,798
Roofing Adj	+ 2.25	Garage Cost	+ 38,120
Subfloor Adj	+ 0.00	Total RCN	= 130,691
Heat/Cool Adj	+ 2.57	Depreciation (80%)	- 104,553
Plumbing Adj	+ 4.10	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 26,138
Adj Base Cost	= 58.87	Lot Value	+ 26,138
Total Area	x 1,440	Indicated Value	= 26,138
Adjusted Cost	= 84,773	Value Per SqFt	18.15

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	26,138		
Lot Value			
Indicated Value	26,138	18.15	Per SqFt
Agland Value			
Site Improvements			
Total Value	26,138	18.15	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	8751	540		540	14.44		7,798



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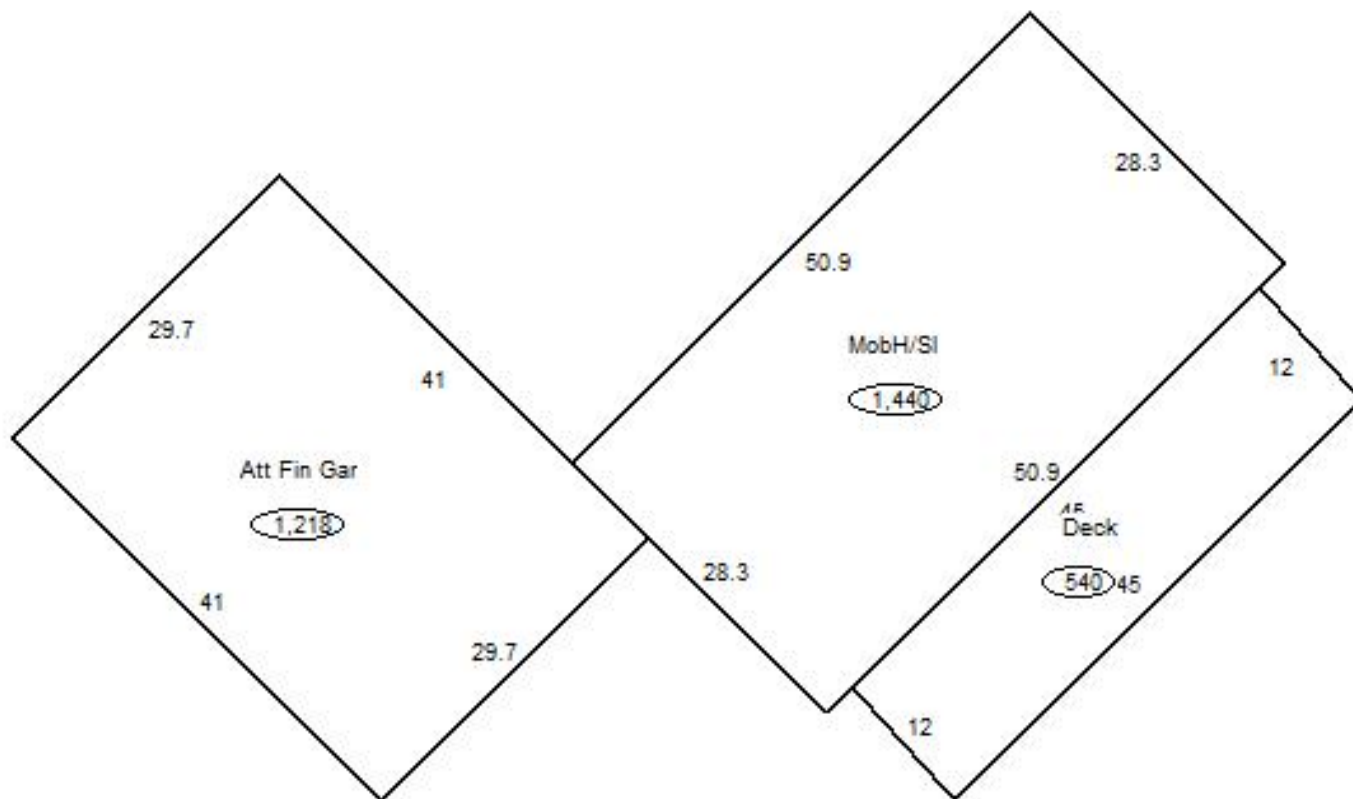
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14	Slab	20	MobH/Sl	1,440	1.000	1,440
2	G	5		20	Att Fin Gar	1,218	1.000	1,218
3	M	WODO		20	Deck	540	1.000	540
Total Building Area						1,440		1,440



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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	2,925 / 2,925
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,925
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	1,400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2025 /

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	73.83	Total Misc Impr	+ 17,089
Roofing Adj	+ 3.58	Garage Cost	+ 35,522
Subfloor Adj	+ -1.70	Total RCN	= 315,364
Heat/Cool Adj	+ 10.77	Depreciation (0%)	- 0
Plumbing Adj	+ 3.35	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 315,364
Adj Base Cost	= 89.83	Lot Value	+ 315,364
Total Area	x 2,925	Indicated Value	= 315,364
Adjusted Cost	= 262,753	Value Per SqFt	107.82

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	157,682		
Lot Value			
Indicated Value	157,682	53.91	Per SqFt
Agland Value			
Site Improvements			
Total Value	157,682	53.91	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	13630	575		575	21.51		12,368
PATC	Patio - Covered	13631	26x14		364	12.97		4,721



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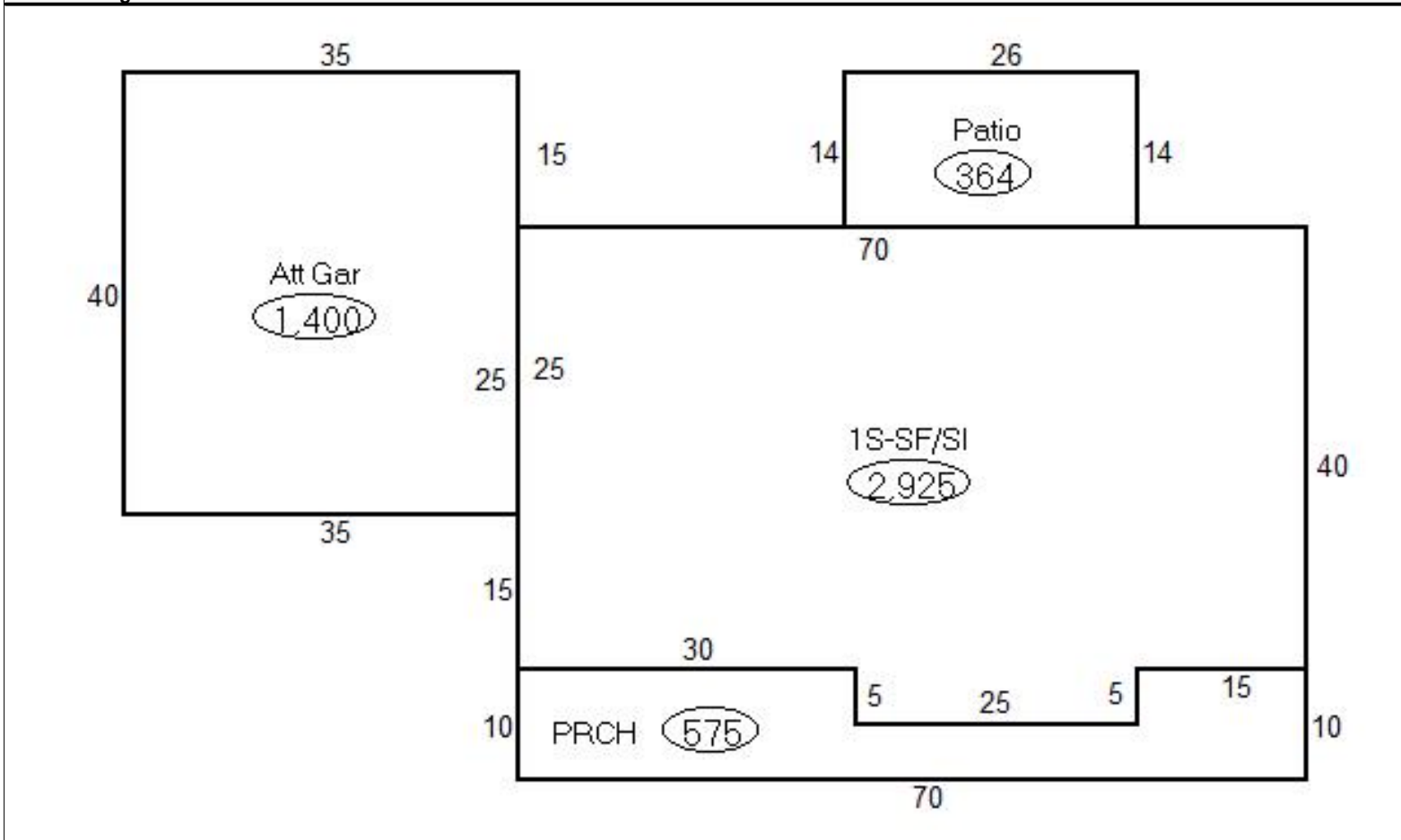
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Sketch Image

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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/SI	2,925	1.000	2,925
2	G	1		20	Att Gar	1,400	1.000	1,400
3	M	PRCH		20	PRCH	575	1.000	575
4	M	PATC		20	Patio	364	1.000	364
Total Building Area						2,925		2,925



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNV	NOTE: CARD 3 NEW HOME FOR 2026	0x0x0			
	Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (0.00 x)				



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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			31.224	255	255	7,947	7,947
CA	CAREY SILT 1-3%	NP	50			7.505	160	160	1,201	1,201
QA	QUINLAN LOAM	CR	11			2.081	56	56	117	117
QC	QUINLAN-WDWARD 5-12%	NP	14			3.064	45	45	137	137
WB	WOODWARD 3-8%	NP	33			18.891	106	106	1,995	1,995
WB	WOODWARD 3-8%	CR	33			94.235	168	168	15,829	15,829
CR Totals						157.000			27,226	27,226
Total Agland						157.000			27,226	27,226