




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 300001269 Parcel ID 0000-26-26N-22W-2-001-00 Cadastral ID 0000-26N-22W-26-2-001-00 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 104 - J-5-FORT SUPPLY Name ID 25740 OWENS FAMILY LIVING TRUST (THE) TRUSTEES: DANNY KENT OWENS & RHONDA LYNN OWENS 2158 N. 195 ROAD BUFFALO OK 73834-					 <p>0000-26-26N-22W-2-001-00_001.JPG 4/4/2023</p>																																																																																																																				
Parcel Location Situs 2626N22W21 Subdivision Lot/Block / Parcel Size 20 - Acres Sec/Twn/Rng 26 / 26 / 22 / 2 Neighborhood 1000 - COUNTY School District J-5-FS - J-5-FORT SUPPLY (Woodward)																																																																																																																									
Legal Description Lat/Long: 36.66272587 -99.46307565 SEC.26-26-22 SW4SW4NW4; NW4NW4SW4 BOOK 789 PAGE 8					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 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>0000-26-26N-22W-2-001-00_001.JPG 4/4/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,844 / 1,844
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1977 / 49

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	67.93	Total Misc Impr	+ 4,296
Roofing Adj	+ 3.09	Garage Cost	+ 0
Subfloor Adj	+ 1.84	Total RCN	= 162,825
Heat/Cool Adj	+ 8.78	Depreciation (58%)	- 94,439
Plumbing Adj	+ 4.33	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 68,386
Adj Base Cost	= 85.97	Lot Value	+ 5,000
Total Area	x 1,844	Indicated Value	= 73,386
Adjusted Cost	= 158,529	Value Per SqFt	39.80

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	68,386	
Lot Value	5,000	
Indicated Value	73,386	39.80 Per SqFt
Agland Value	1,738	
Site Improvements	13,061	
Total Value	88,185	47.82 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	431	24x5		120	17.82		2,138
PATO	OPEN PORCH	432	5x4		20	8.72		174
PATO	Patio - Open	434	24x12		288	6.89		1,984



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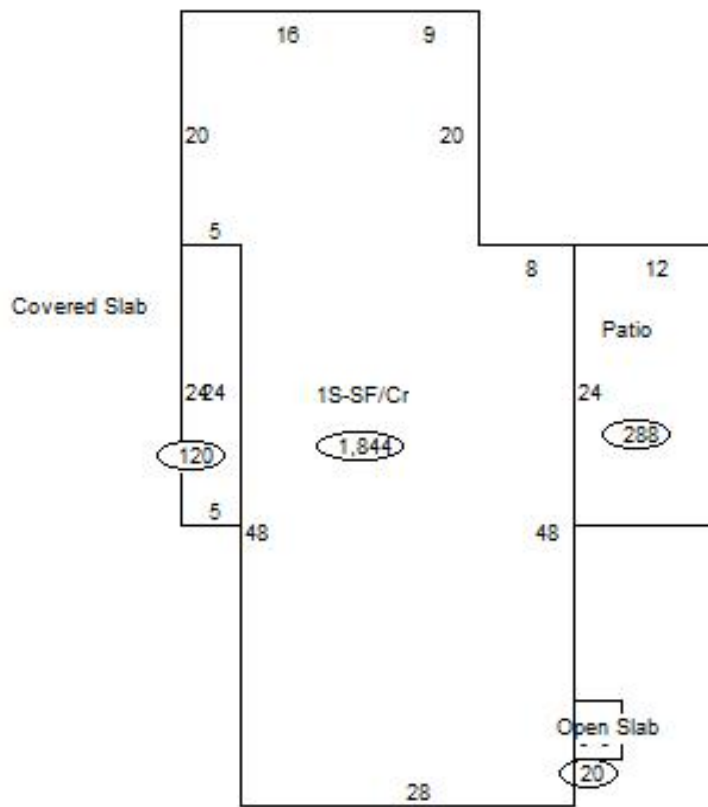
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	Covered Slab	120	1.000	120
2	M	PATO		20	Open Slab	20	1.000	20
3	R	1	Crawl	20	1S-SF/Cr	1,844	1.000	1,844
4	M	PATO		20	Patio	288	1.000	288
Total Building Area						1,844		1,844



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BFT1	Bulk Feed Tank - Single 25 TON	0x0x0			25
	Qual	3	Cond 3	Year 2008	Eff Age 18	
	Valuation Summary		Modifier Total	RCN	Depr (64% Phys/ % Func)	RCNLD
	Base Cost (236.24 x 25)		5,906	5,906	3,780	2,126
	BFT1	Bulk Feed Tank - Single 25 TON	0x0x0			25
	Qual	3	Cond 3	Year 2008	Eff Age 18	
	Valuation Summary		Modifier Total	RCN	Depr (64% Phys/ % Func)	RCNLD
	Base Cost (236.24 x 25)		5,906	5,906	3,780	2,126
	SHDS	Shed - Small	24x16x8		Composition Shingle	384
	Qual	3	Cond 3	Year 2005	Eff Age 21	
	Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD
	Base Cost (17.93 x 384)		6,885	6,885	4,200	2,685
	GBST	Grain Bin 4,500 BU	0x0x0			4,500
	Qual	3	Cond 3	Year 2003	Eff Age 23	
	Valuation Summary		Modifier Total	RCN	Depr (31% Phys/ % Func)	RCNLD
	Base Cost (1.62 x 4,500)		7,290	7,290	2,260	5,030
	SHDS	Shed - Small	18x14x8		Formed Metal	252
	Qual	3	Cond 3	Year 1995	Eff Age 31	
	Valuation Summary		Modifier Total	RCN	Depr (78% Phys/ % Func)	RCNLD
	Base Cost (19.73 x 252)		4,972	4,972	3,878	1,094



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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
QA	QUINLAN LOAM	NP	11			2.711	35	35	95	95
QC	QUINLAN-WDWARD 5-12%	NP	14			2.724	45	45	122	122
WA	WOODWARD 1-3%	NP	43			8.159	138	138	1,123	1,123
WD	WOODWARD-QUINLAN3-8%	NP	23			5.406	74	74	398	398
NP Totals						19.000			1,738	1,738
Total Agland						19.000			1,738	1,738