



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 300001449 <b>Parcel ID</b> 0000-34-26N-23W-1-003-00 <b>Cadastral ID</b> 0000-26N-23W-34-1-003-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 4 <b>Tax Area</b> 104 - J-5-FORT SUPPLY <b>Name ID</b> 12930 GATES, DANIAL AND AMIE GATES  18901 E 22ND RD LAVERNE OK 73848-0000  <b>Parcel Location</b> <b>Situs</b> 18846 E 22 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 160 - Acres <b>Sec/Twn/Rng</b> 34 / 26 / 23 / 1 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> J-5-FS - J-5-FORT SUPPLY (Woodward)					<p>0000-34-26N-23W-1-003-00 1449 4/9/22</p> <p>4 5/10/2022</p>																																																	
<b>Legal Description</b> Lat/Long: 36.64460782 -99.71935887																																																						
SEC. 34-26-23 N2N2 BOOK 788 PAGE 96					<b>Building Permits</b> <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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<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
					788/96	WEDER, MARTY D. AND	03/12/2025	304,000	18																																													
					717/485	LUCKIE, MICHAEL SHAWN	05/29/2016	216,000	07																																													
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>66.830</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2026</td> <td>Land Value</td> <td>20,683</td> <td>20,683</td> <td>12%</td> <td>2,482</td> <td>Assessed</td> <td>6,464 431.99</td> </tr> <tr> <td>Year Frozen</td> <td> </td> <td>Improvements</td> <td>33,180</td> <td>33,180</td> <td> </td> <td>3,982</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0 0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>53,863</td> <td>53,863</td> <td> </td> <td>6,464</td> <td>Total Taxable</td> <td>6,464 432.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	66.830	Current Tax	Remove Cap	2026	Land Value	20,683	20,683	12%	2,482	Assessed	6,464 431.99	Year Frozen		Improvements	33,180	33,180		3,982	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	TIF Project ID	0	Total Value	53,863	53,863		6,464	Total Taxable	6,464 432.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-300001449	GATES, DANIAL AND	104	53,863	0	6,447	431.00																																															
2024	2024-300001449	WEDER, MARTY D. AND	104	57,299	0	6,259	418.00																																															
2023	2023-300001449	WEDER, MARTY D. AND	104	55,975	0	6,076	406.00																																															
2022	2022-300001449	WEDER, MARTY D. AND	104	49,162	0	5,899	394.00																																															
2021	2021-300001449	WEDER, MARTY D. AND	104	49,162	0	5,899	394.00																																															
2020	2020-300001449	WEDER, MARTY D. AND	104	49,162	0	5,899	470.00																																															
2019	2019-0001449	WEDER, MARTY D. AND	104	49,500		5,939	476.00																																															
2018	2018-0001449	WEDER, MARTY D. AND	104	49,500		5,939	471.00																																															
2017	2017-0001449	WEDER, MARTY D. AND	104	48,486		5,818	467.00																																															
2016	2016-0001449	WEDER, MARTY D. AND	104	33,137		3,422	275.00																																															
2015	2015-0001449	LUCKIE, MICHAEL SHAWN	104	32,704		3,321	262.00																																															
2014	2014-0001449	LUCKIE, MICHAEL SHAWN	104	31,996		3,225	251.00																																															
2013	2013-0001449	LUCKIE, MICHAEL SHAWN	104	26,095		3,131	241.00																																															




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Lot Data	Acre - HomeSite and Tracts	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> <b>Non-Ag Acres</b> 0.78 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b>  <b>Method</b> Acre <b>Base Lot Value</b> .78 x 5,000.00 = 3,900 <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b> 3,900		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Stucco
<b>Base/Total Area</b>	888 / 888
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Floor Furnace 1 Wall Air Conditioners (Cour
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	5 /
<b>Bed/F/H Bath</b>	2 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	PARTIAL -
<b>Year/Eff Age</b>	1936 / 72

4 5/10/2022

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent Indicated Value</b>	

Multiple Regression	
<b>MRA Code</b>	
<b>Adjusted R Indicated Value</b>	

Direct Comparables		
<b>Selection Model</b>	DEFAULT	DEFAULT SELECTION MODEL
<b>Adjustment Model</b>	DEFAULT	DEFAULT ADJUSTMENTS TABLE
<b>Comparables Indicated Value</b>		

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	28,933		
<b>Lot Value</b>	3,900		
<b>Indicated Value</b>	32,833	36.97	Per SqFt
<b>Agland Value</b>	16,783		
<b>Site Improvements</b>	4,362		
<b>Total Value</b>	53,978	60.79	Total Value Per SqFt

Cost Approach				Manual :			
<b>Base Cost</b>	98.19	<b>Total Misc Impr</b>	+	606			
<b>Roofing Adj</b>	+ 4.57	<b>Garage Cost</b>	+				
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	=	99,769			
<b>Heat/Cool Adj</b>	+ 1.73	<b>Depreciation ( 71%)</b>	-	70,836			
<b>Plumbing Adj</b>	+ 7.18	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	28,933			
<b>Adj Base Cost</b>	= 111.67	<b>Lot Value</b>	+	3,900			
<b>Total Area</b>	x 888	<b>Indicated Value</b>	=	32,833			
<b>Adjusted Cost</b>	= 99,163	<b>Value Per SqFt</b>		36.97			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Raised Slab Porch - Open	480	4x3		12	9.78		117
PATO	Raised Slab Porch - Open	481	10x5		50	9.78		489



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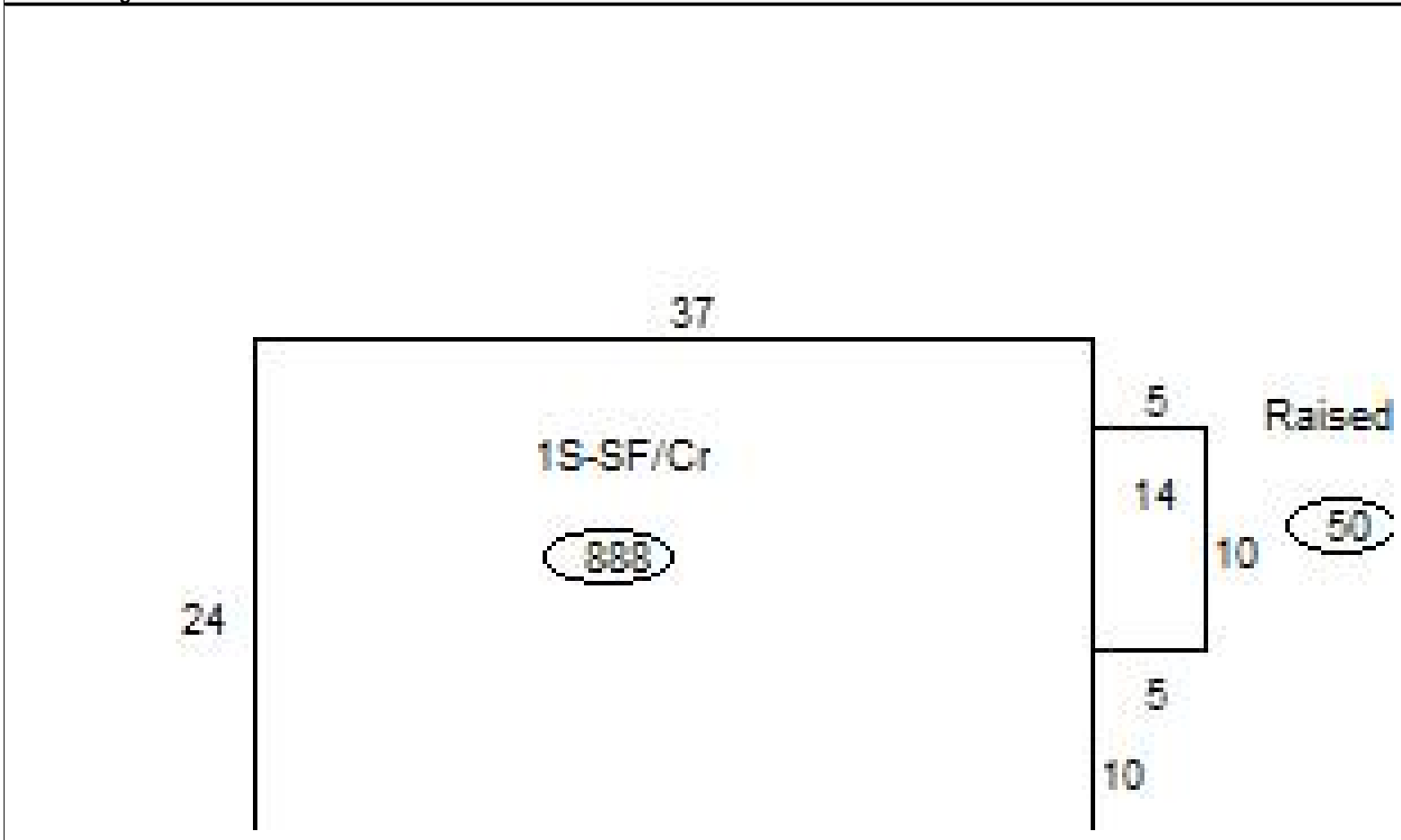
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Sketch Image

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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	888	1.000	888
2	M	PATO		20	Raised Slab	12	1.000	12
3	M	PATO		20	Raised Slab	50	1.000	50
<b>Total Building Area</b>						888		888



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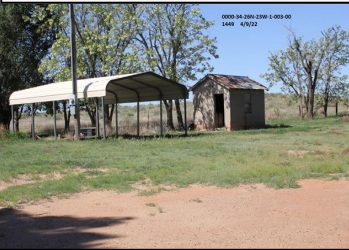
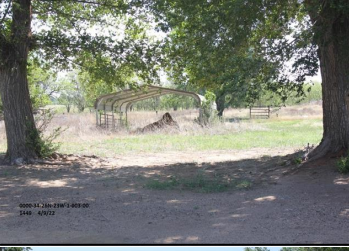

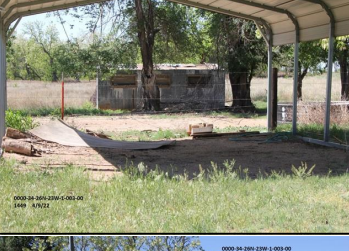
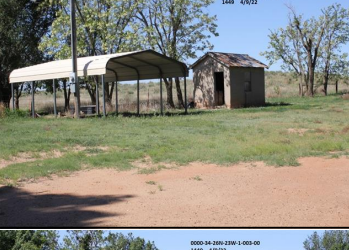


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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	20x15x8		Formed Metal	300
	Qual 3	Cond 3	Year 2009	Eff Age 17		
			0			
			0			
			0			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (62% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.94 x 300)		2,382	2,382	1,477	905
	CPDT	Carport - Detached	20x15x8		Formed Metal	300
	Qual 3	Cond 3	Year 2009	Eff Age 17		
			0			
			0			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (62% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.94 x 300)		2,382	2,382	1,477	905
	SHDS	Yard Shed - Metal	14x12x6		Galvanized Metal	168
	Qual 3	Cond 3	Year 1960	Eff Age 66		
			0			
			0			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (20.08 x 168)		3,373	3,373	2,698	675
	LOAF	Loafing Shed	8x14x8		Galvanized Metal	112
	Qual 3	Cond 3	Year 1960	Eff Age 66		
			0			
			0			
			0			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (5.65 x 112)		633	633	506	127
	@N2.50	Yard Shed - Metal ROOF CEMENT BLOCK	10x12x8		Formed Metal	120
	Qual 3	Cond 3	Year 1960	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2.50 x 120)		300	300		300
	HAYS	Hay Shed	60x12x0		Galvanized Metal	720
	Qual 3	Cond 3	Year 1960	Eff Age 66		
			0			
			0			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (9.25 x 720)		6,660	6,660	5,328	1,332
	PACN	Paving - Concrete SIDEWALK	20x4x0			80
	Qual 3	Cond 3	Year 1950	Eff Age 76		
			0			
			0			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.35 x 80)		588	588	470	118



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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
DA	DALHART 1-3%	NP	50			8.336	160	160	1,334	1,334
PA	PRATT BILLOWY	CR	48			9.498	244	244	2,320	2,320
PA	PRATT BILLOWY	NP	48			15.737	154	154	2,417	2,417
PB	PRATT HUMMOCKY	CR	40			.453	204	204	92	92
PB	PRATT HUMMOCKY	NP	40			8.025	128	128	1,027	1,027
PD	PRATT LOAMY HUMMOCKY	CR	31			.011	158	158	2	2
PD	PRATT LOAMY HUMMOCKY	NP	31			33.954	99	99	3,368	3,368
PE	PRATT LOAMY DUNED	NP	20			33.387	64	64	2,137	2,137
PE	PRATT LOAMY DUNED	CR	20			13.804	102	102	1,405	1,405
QA	QUINLAN LOAM	NP	11			6.412	35	35	226	226
QC	QUINLAN-WDWARD 5-12%	CR	14			16.726	71	71	1,192	1,192
QC	QUINLAN-WDWARD 5-12%	NP	14			.232	45	45	10	10
WD	WOODWARD-QUINLAN3-8%	CR	23			7.414	117	117	868	868
WD	WOODWARD-QUINLAN3-8%	NP	23			5.231	74	74	385	385
<b>NP Totals</b>						159.220			16,783	16,783
<b>Total Agland</b>						159.220			16,783	16,783