



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	300001561													
Parcel ID	0000-22-26N-24W-4-001-00													
Cadastral ID	0000-26N-24W-22-4-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	4											
Tax Area	101 - 1R-LAVERNE													
Name ID	25265													
REYNOLDS, TISHA L. & JOHN REYNOLDS														
2721 MCKINLEY PLACE PONCA CITY OK 74601-														
Parcel Location														
Situs	US HWY 149													
Subdivision														
Lot/Block	/	Parcel Size	80 - Acres											
Sec/Twn/Rng	22 / 26 / 24 / 4													
Neighborhood	1000 - COUNTY													
School District	1-LAVERNE - 1-LAVERNE													
Legal Description Lat/Long: 36.66392849 -99.77122481														
SEC. 22-26-24 S2SE4 BOOK 774 PAGE 384														
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														
Bk/Pg	Grantor	Date	Price	Code										
774/384	DEWITT, TIFFANY K. &	01/13/2023	0	04										
770/235	WAUGH, LEROY G. &	08/12/2022		04										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	6,788	6,788	12%	815	Assessed	4,366 293.35						
Year Frozen		Improvements	29,591	29,591		3,551	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00						
TIF Project ID	0	Total Value	36,379	36,379		4,366	Total Taxable	4,366 293.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300001561	REYNOLDS, TISHA L. &	101	36,379	0	4,308	289.00							
2024	2024-300001561	DEWITT, TIFFANY K. &	101	36,817	0	4,182	278.00							
2023	2023-300001561	DEWITT, TIFFANY K. &	101	35,594	0	4,060	273.00							
2022	2022-300001561	DEWITT, TIFFANY K. &	101	16,791	0	2,015	136.00							
2021	2021-300001561	WAUGH, LEROY, ETUX	101	16,791	0	2,015	139.00							
2020	2020-300001561	WAUGH, LEROY, ETUX	101	16,791	0	2,015	136.00							
2019	2019-0001561	WAUGH, LEROY, ETUX	101	16,791		2,015	120.00							
2018	2018-0001561	WAUGH, LEROY, ETUX	101	17,261		2,071	124.00							
2017	2017-0001561	WAUGH, LEROY, ETUX	101	17,261		2,071	124.00							
2016	2016-0001561	WAUGH, LEROY, ETUX	101	17,261		2,071	124.00							
2015	2015-0001561	WAUGH, LEROY, ETUX	101	17,261		2,071	124.00							
2014	2014-0001561	WAUGH, LEROY, ETUX	101	14,093		1,691	101.00							
2013	2013-0001561	WAUGH, LEROY, ETUX	101	14,813		1,778	106.00							



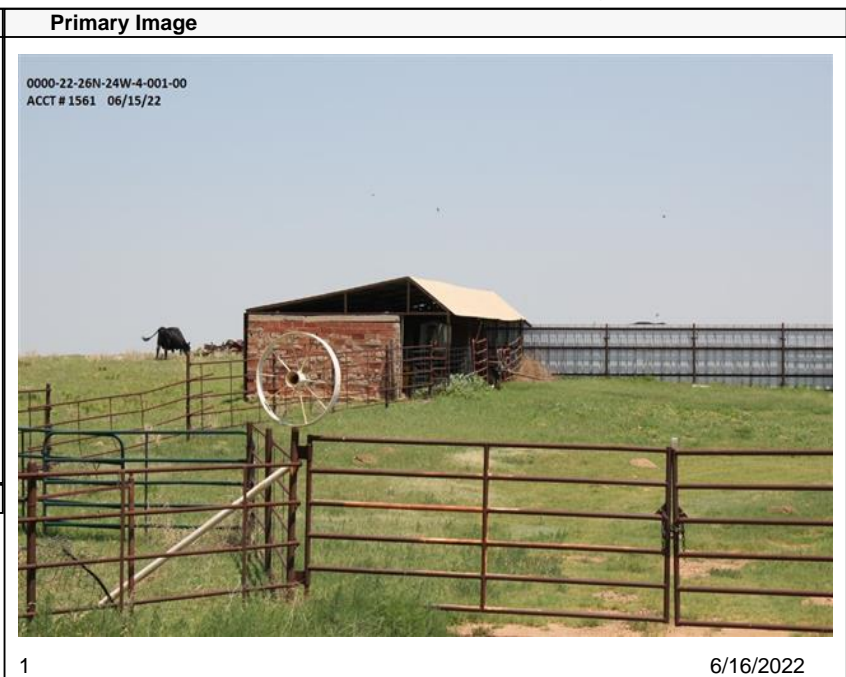
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Lot Data	
Lot Size	-
Lot Count	-
Units Buildable	-
Non-Ag Acres	0
Topography	-
Street Access	-
Utilities	-
Amenities	-
Method	-
Base Lot Value	-
Factor Value	-
Adjustments	-
Lot Value	-



Residential Data	
Type	-
Condition	-
Quality	-
Architecture	-
Style	-
Exterior Wall	-
Base/Total Area	/
Style	-
HVAC	-
Roof Cover	-
Area on Slab	-
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	-
Garage Type	-
Remodel	-
Year/Eff Age	/

1 6/16/2022

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	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
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	= 0
Adj Base Cost	= 0.00	Lot Value	+ 0
Total Area	x	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value			
Indicated Value		0.00	Per SqFt
Agland Value	6,788		
Site Improvements	28,484		
Total Value	35,272	0.00	Total Value Per SqFt

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
	BFT1	Bulk Feed Tank - Single	0x0x0			30
	Qual 3.5	Cond 3	Year 2023	Eff Age	3	
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD
	Base Cost (266.16 x 30)	7,985		7,985	1,517	6,468
	SHDS	Shed - Small	20x14x10		Formed Metal	280
	Qual 4	Cond 4	Year 2023	Eff Age	2	
			0			
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (20.88 x 280)	5,846		5,846	585	5,261
	SHDS	Shipping/Storage Container	20x8x8		Formed Metal	160
	Qual 5	Cond 5	Year 2023	Eff Age	2	
			0			
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (26.54 x 160)	4,246		4,246	425	3,821
	HAYS	Hay Shed Open Sides	50x15x8		Formed Metal	750
	Qual 4	Cond 4	Year 2012	Eff Age	11	
			0			
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (9.90 x 750)	7,425		7,425	2,970	4,455
	SHDS	Shipping/Storage Container	40x8x8		Formed Metal	320
	Qual 5	Cond 5	Year 2012	Eff Age	8	
			0			
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
	Base Cost (22.89 x 320)	7,325		7,325	2,710	4,615
	HAYS	Hay Shed Open Sides	40x15x6		Formed Metal	600
	Qual 4	Cond 4	Year 1985	Eff Age	33	
			0			
	Valuation Summary		Modifier Total	RCN	Depr (71% Phys/ % Func)	RCNLD
	Base Cost (9.98 x 600)	5,988		5,988	4,251	1,737
	HAYS	Hay Shed Open Sides	50x15x6		Formed Metal	750
	Qual 4	Cond 4	Year 1985	Eff Age	33	
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (71% Phys/ % Func)	RCNLD
	Base Cost (9.78 x 750)	7,335		7,335	5,208	2,127



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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
PD	PRATT LOAMY HUMMOCKY	NP	31			47.382	99	99	4,700	4,700
PE	PRATT LOAMY DUNED	NP	20			32.618	64	64	2,088	2,088
NP Totals						80.000			6,788	6,788
Total Agland						80.000			6,788	6,788