



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 300001707 Parcel ID 0000-21-26N-25W-1-009-00 Cadastral ID 0000-26N-25W-21-1-009-00 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 13081 WATSON, DANNY R. & SHERRI R. WATSON 199120 E COUNTY RD 48 WOODWARD OK 73801- Parcel Location Situs 02049 176 RD N Subdivision Lot/Block / Parcel Size .42 - Acres Sec/Twn/Rng 21 / 26 / 25 / 1 Neighborhood 1000 - COUNTY School District 1-LAVERNE - 1-LAVERNE					<p>0000-21-26N-25W-1-009-00 ACCT # 1707 07/01/22</p> <p>House / Covered Porch 7/5/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.76439832 -100.00154192 SEC.21-26-25 TRACT IN SE4NE4 BOOK 664 PAGE 682																																																																																																																									
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0.42 Topography Street Access Utilities Amenities Method Acre Base Lot Value .42 x 5,952.38 = 2,500 Factor Value Adjustments Lot Value 2,500		<p>0000-21-26N-25W-1-009-00 ACCT # 1707 07/01/22</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,680 / 1,680
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Detached Garage - Finished
Remodel	ROOF -
Year/Eff Age	1956 / 70

House / Covered Porch	7/5/2022
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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	81.21	Total Misc Impr	+ 2,894
Roofing Adj	+ 4.53	Garage Cost	+ 18,487
Subfloor Adj	+ 0.00	Total RCN	= 193,312
Heat/Cool Adj	+ 10.77	Depreciation (70%)	- 135,318
Plumbing Adj	+ 5.83	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 57,994
Adj Base Cost	= 102.34	Lot Value	+ 2,500
Total Area	x 1,680	Indicated Value	= 60,494
Adjusted Cost	= 171,931	Value Per SqFt	36.01

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	57,994		
Lot Value	2,500		
Indicated Value	60,494	36.01	Per SqFt
Agland Value			
Site Improvements	4,401		
Total Value	64,895	38.63	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	635	12x6		72	40.20		2,894



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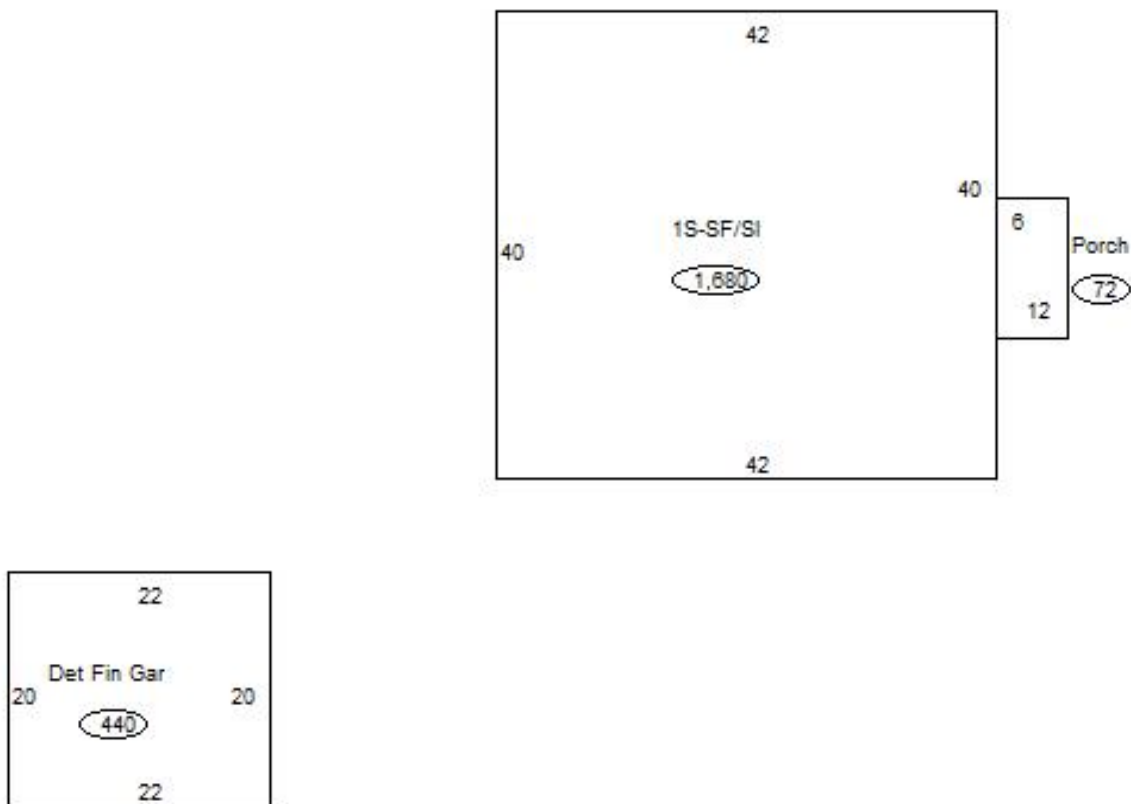
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Sketch Image

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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/Slab	1,680	1.000	1,680
2	M	RSPC		20	Porch	72	1.000	72
3	G	6		20	Det Fin Gar	440	1.000	440
Total Building Area						1,680		1,680



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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 2010	Eff Age 16	
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
	Base Cost (20.77 x 192)		3,988		3,988	2,074
	WODO	Wood Deck - Open	8x8x0			64
	Qual	3	Cond 3	Year 2010	Eff Age 16	
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
	Base Cost (24.63 x 64)		1,576		1,576	930
	PACN	Paving - Concrete / Driveway	75x18x0			1,350
	Qual	3	Cond 3	Year 2010	Eff Age 16	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.03 x 1,350)		5,441		5,441	4,353
	PACN	Paving - Concrete / Sidewalk by Deck	20x4x0			80
	Qual	3	Cond 3	Year 2010	Eff Age 16	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (7.35 x 80)		588		588	470
	CPDT	Carport - Detached	20x20x6		Formed Metal	400
	Qual	3	Cond 3	Year 1995	Eff Age 31	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (7.94 x 400)		3,176		3,176	2,541