



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 | 300003487 | | | | | | | | | | | | | |
| Parcel ID | 0000-03-28N-24W-2-001-00 | | | | | | | | | | | | | |
| Cadastral ID | 0000-28N-24W-03-2-001-00 | | | | | | | | | | | | | |
| Property Type | REAL - Real Property | | | | | | | | | | | | | |
| Property Class | RA | VI Area | 3 | | | | | | | | | | | |
| Tax Area | 102 - 4R-BUFFALO | | | | | | | | | | | | | |
| Name ID | 25774 | | | | | | | | | | | | | |
| BAKER, ZAREK & KANDI BAKER | | | | | | | | | | | | | | |
| 585 CR 1310 CHICKASHA | OK 73018- | | | | | | | | | | | | | |
| Parcel Location | | | | | | | | | | | | | | |
| Situs | 18243 E 6 RD | | | | | | | | | | | | | |
| Subdivision | | | | | | | | | | | | | | |
| Lot/Block | / | Parcel Size | 240 - Acres | | | | | | | | | | | |
| Sec/Twn/Rng | 3 / 28 / 24 / 2 | | | | | | | | | | | | | |
| Neighborhood | 1000 - COUNTY | | | | | | | | | | | | | |
| School District | 4-BUFFAL - 4-BUFFALO | | | | | | | | | | | | | |
| HOUSE 7/15/2025 | | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.93773488 -99.75407064 | | | | | | | | | | | | | | |
| SEC.3-28-24 S2S2; SE4NW4; NE4SW4 BOOK 791 PAGE 598 COR DEED BOOK 790 PAGE 657 | | | | | | | | | | | | | | |
| 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 | | | | | | | | | | |
| 790/657 | ADCOCK, RALPH V & | 07/22/2025 | 400,000 | 18 | | | | | | | | | | |
| 753/181 | MCNAUGHTON, LELA (TRUST) | 06/15/2020 | 0 | 04 | | | | | | | | | | |
| Parcel Valuation | | | | | | | | | | | | | | |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 78.740 | Current Tax | | | | | | |
| Remove Cap | 2026 | Land Value | 23,720 | 23,720 | 12% | Assessed | 14,547 | 1,145.43 | | | | | | |
| Year Frozen | | Improvements | 97,507 | 97,507 | | Penalty | 0 | | | | | | | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | Exemption | 0 | 0.00 | | | | | | |
| TIF Project ID | 0 | Total Value | 121,227 | 121,227 | | Total Taxable | 14,547 | 1,145.00 | | | | | | |
| Assessment History | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | |
| 2025 | 2025-300003487 | BAKER, ZAREK & | 102 | 121,227 | 0 | 10,598 | 834.00 | | | | | | | |
| 2024 | 2024-300003487 | ADCOCK, RALPH V & | 102 | 122,024 | 0 | 10,290 | 838.00 | | | | | | | |
| 2023 | 2023-300003487 | ADCOCK, RALPH V & | 102 | 98,926 | 0 | 9,990 | 826.00 | | | | | | | |
| 2022 | 2022-300003487 | ADCOCK, RALPH V & | 102 | 90,196 | 0 | 9,699 | 798.00 | | | | | | | |
| 2021 | 2021-300003487 | ADCOCK, RALPH V & | 102 | 78,475 | 0 | 9,417 | 777.00 | | | | | | | |
| 2020 | 2020-300003487 | MCNAUGHTON, LELA (TRUST) | 102 | 78,475 | 0 | 9,417 | 775.00 | | | | | | | |
| 2019 | 2019-0003487 | MCNAUGHTON, LELA (TRUST) | 102 | 78,475 | | 9,417 | 780.00 | | | | | | | |
| 2018 | 2018-0003487 | MCNAUGHTON, LELA (TRUST) | 102 | 78,475 | | 9,417 | 781.00 | | | | | | | |
| 2017 | 2017-0003487 | MCNAUGHTON, LELA (TRUST) | 102 | 77,101 | | 9,252 | 769.00 | | | | | | | |
| 2016 | 2016-0003487 | MCNAUGHTON, LELA (TRUST) | 102 | 77,101 | | 9,098 | 774.00 | | | | | | | |
| 2015 | 2015-0003487 | MCNAUGHTON, LELA (TRUST) | 102 | 76,362 | | 8,833 | 701.00 | | | | | | | |
| 2014 | 2014-0003487 | MCNAUGHTON, LELA (TRUST) | 102 | 75,151 | | 8,575 | 687.00 | | | | | | | |
| 2013 | 2013-0003487 | MCNAUGHTON, LELA (TRUST) | 102 | 75,151 | | 8,326 | 663.00 | | | | | | | |




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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 | 4 - Good |
| Quality | 4 - Good |
| Architecture | TRAD TRADITIONAL |
| Style | 100% One Story |
| Exterior Wall | 100% Frame, Siding, Vinyl |
| Base/Total Area | 936 / 936 |
| Style | 100% One Story |
| HVAC | 100% Floor Furnace 3 Wall Air Conditioners (Cour |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 0 |
| Fixture/RghIn | 18 / |
| Bed/F/H Bath | 2 / 5.0 / |
| Basement Area | |
| Garage Type | |
| Remodel | |
| Year/Eff Age | 1940 / 69 |

HOUSE 7/15/2025

| 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 | 103.62 | Total Misc Impr | + 2,644 |
| Roofing Adj | + 5.81 | Garage Cost | + 0 |
| Subfloor Adj | + 0.00 | Total RCN | = 134,489 |
| Heat/Cool Adj | + 2.23 | Depreciation (69%) | - 92,797 |
| Plumbing Adj | + 29.20 | Lump Sums | + 0 |
| Basement Adj | + 0.00 | RCNLD | = 41,692 |
| Adj Base Cost | = 140.86 | Lot Value | + 5,000 |
| Total Area | x 936 | Indicated Value | = 46,692 |
| Adjusted Cost | = 131,845 | Value Per SqFt | 49.88 |

| Value Reconciliation | | | |
|----------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 41,692 | | |
| Lot Value | 5,000 | | |
| Indicated Value | 46,692 | 49.88 | Per SqFt |
| Agland Value | 18,720 | | |
| Site Improvements | 56,185 | | |
| Total Value | 121,597 | 129.91 | Total Value Per SqFt |

| Miscellaneous Improvements | | | | | | | | |
|----------------------------|-------------|-----------|------|------|-------|-----------|------|-------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| PRCH | Porch | 1732 | 8x8 | 1940 | 64 | 28.10 | | 1,798 |
| PRCH | Porch | 1733 | 6x5 | 1940 | 30 | 28.19 | | 846 |



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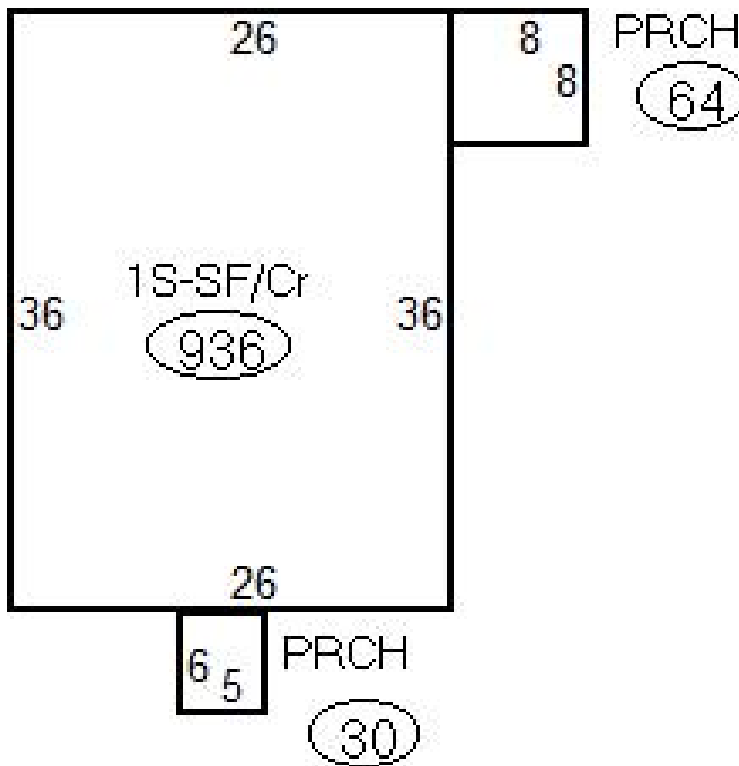
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Sketch Image

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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 | 936 | 1.000 | 936 |
| 2 | M | PRCH | | 20 | PRCH | 64 | 1.000 | 64 |
| 3 | M | PRCH | | 20 | PRCH | 30 | 1.000 | 30 |
| Total Building Area | | | | | | 936 | | 936 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|---------------------------|------|---------------------------|------------|--------------------------------|--------------|--------------|
| | GBST | Grain Bin - Storage 6000 | 0x0x0 | Dirt | | 6,000 |
| | Qual | 3 | Cond 3 | Year 1988 | Eff Age 38 | |
| | | | 0 | | | |
| | | | 0 | | | |
| Valuation Summary | | Modifier Total | RCN | Depr (80% Phys/ % Func) | | RCNLD |
| Base Cost (1.62 x 6,000) | | 9,720 | | 9,720 | 7,776 | 1,944 |
| | GBST | Grain Bin - Storage 6000 | 0x0x0 | Dirt | | 6,000 |
| | Qual | 3 | Cond 3 | Year 1988 | Eff Age 38 | |
| | | | 0 | | | |
| | | | 0 | | | |
| Valuation Summary | | Modifier Total | RCN | Depr (80% Phys/ % Func) | | RCNLD |
| Base Cost (1.62 x 6,000) | | 9,720 | | 9,720 | 7,776 | 1,944 |
| | HAYS | Hay Shed Open Sides | 80x30x10 | Dirt | Formed Metal | 2,400 |
| | Qual | 3 | Cond 3 | Year 1985 | Eff Age 41 | |
| | | | | | | |
| | | | | | | |
| Valuation Summary | | Modifier Total | RCN | Depr (80% Phys/ % Func) | | RCNLD |
| Base Cost (6.30 x 2,400) | | 15,120 | | 15,120 | 12,096 | 3,024 |
| | UTIL | Utility Building | 95x40x14 | Concrete | Formed Metal | 3,800 |
| | Qual | 3 | Cond 3 | Year 1985 | Eff Age 41 | |
| | | | | | | |
| | | | | | | |
| Valuation Summary | | Modifier Total | RCN | Depr (65% Phys/ % Func) | | RCNLD |
| Base Cost (19.89 x 3,800) | | 75,582 | | 75,582 | 49,128 | 26,454 |
| | GBST | Grain Bin - Storage 24000 | 0x0x0 | Dirt | | 24,000 |
| | Qual | 3 | Cond 3 | Year 1985 | Eff Age 41 | |
| | | | | | | |
| | | | | | | |
| Valuation Summary | | Modifier Total | RCN | Depr (80% Phys/ % Func) | | RCNLD |
| Base Cost (1.27 x 24,000) | | 30,480 | | 30,480 | 24,384 | 6,096 |
| | GBST | Grain Bin - Storage 24000 | 0x0x0 | Dirt | | 24,000 |
| | Qual | 3 | Cond 3 | Year 1985 | Eff Age 41 | |
| | | | | | | |
| | | | | | | |
| Valuation Summary | | Modifier Total | RCN | Depr (80% Phys/ % Func) | | RCNLD |
| Base Cost (1.27 x 24,000) | | 30,480 | | 30,480 | 24,384 | 6,096 |
| | GBST | Grain Bin - Storage 4000 | 0x0x0 | Dirt | | 4,000 |
| | Qual | 3 | Cond 3 | Year 1985 | Eff Age 41 | |
| | | | 0 | | | |
| | | | 0 | | | |
| Valuation Summary | | Modifier Total | RCN | Depr (80% Phys/ % Func) | | RCNLD |
| Base Cost (1.62 x 4,000) | | 6,480 | | 6,480 | 5,184 | 1,296 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|----------------|--------------------------|-----------------------------------------|-----------------------|------------|--------------------------------|--------------|
| | GBST | Grain Bin - Storage 6000 | 0x0x0 | Dirt | | 6,000 |
| | Qual | 3 | Cond 3 | Year 1985 | Eff Age 41 | |
| | Valuation Summary | | Modifier Total | RCN | Depr (80% Phys/ % Func) | RCNLD |
| | Base Cost (1.62 x 6,000) | | 9,720 | | 9,720 | 7,776 |
| | HAYS | Hay Shed Open Sides / ATTACHED TO UT. S | 15x16x10 | Dirt | Formed Metal | 1,520 |
| | Qual | 3 | Cond 3 | Year 1985 | Eff Age 41 | |
| | Valuation Summary | | Modifier Total | RCN | Depr (80% Phys/ % Func) | RCNLD |
| | Base Cost (7.11 x 1,520) | | 10,807 | | 10,807 | 8,646 |
| | GRDT | Garage - Detached | 26x18x10 | Concrete | Galvanized Metal | 468 |
| | Qual | 3 | Cond 3 | Year 1980 | Eff Age 46 | |
| | Valuation Summary | | Modifier Total | RCN | Depr (69% Phys/ % Func) | RCNLD |
| | Base Cost (36.02 x 468) | | 16,857 | | 16,857 | 11,631 |



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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 |
|---------------------|----------------------|----------|-----|----------|----------|---------|----------|----------|-----------|--------------|
| CB | CAREY SILT 3-5% | CR | 41 | LPI | | 3.000 | 209 | 209 | 626 | 626 |
| MG | MANSKER-POTTER 5-20% | NP | 15 | LPI | | 12.000 | 48 | 48 | 576 | 576 |
| QA | QUINLAN LOAM | CR | 11 | LPI | | 2.000 | 56 | 56 | 112 | 112 |
| QA | QUINLAN LOAM | NP | 11 | LPI | | 90.000 | 35 | 35 | 3,168 | 3,168 |
| QC | QUINLAN-WDWARD 5-12% | CR | 14 | LPI | | 1.000 | 71 | 71 | 71 | 71 |
| QC | QUINLAN-WDWARD 5-12% | NP | 14 | LPI | | 54.000 | 45 | 45 | 2,419 | 2,419 |
| WB | WOODWARD 3-8% | CR | 33 | LPI | | 58.000 | 168 | 168 | 9,742 | 9,742 |
| WB | WOODWARD 3-8% | NP | 33 | LPI | | 19.000 | 106 | 106 | 2,006 | 2,006 |
| NP Totals | | | | | | 239.000 | | | 18,720 | 18,720 |
| Total Agland | | | | | | 239.000 | | | 18,720 | 18,720 |