



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	300004008																							
Parcel ID	0000-22-29N-22W-2-001-00																							
Cadastral ID	0000-29N-22W-22-2-001-00																							
Property Type	REAL - Real Property																							
Property Class	RA	VI Area 2																						
Tax Area	102 - 4R-BUFFALO																							
Name ID	14078																							
MCVICKER, MARGARET M.																								
PO BOX 2151 WOODWARD OK 73802-0000																								
Parcel Location																								
Situs	2229N22W20																							
Subdivision																								
Lot/Block	/	Parcel Size	160 - Acres																					
Sec/Twn/Rng	22 / 29 / 22 / 2																							
Neighborhood	1000 - COUNTY																							
School District	4-BUFFAL - 4-BUFFALO																							
HOUSE 5/23/2024																								
Legal Description Lat/Long: 36.99213722 -99.62130613																								
SEC 22-29-22 NW4 BOOK 694 PAGE 259																								
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																								
Sale History																								
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code															
Parcel Valuation																								
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																
Remove Cap		Land Value	34,823	34,823	12%	4,179	Assessed	8,002	630.08															
Year Frozen		Improvements	31,941	31,861		3,823	Penalty	0																
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00															
TIF Project ID	0	Total Value	66,764	66,684		8,002	Total Taxable	8,002	630.00															
Assessment History																								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																	
2025	2025-300004008	MCVICKER, MARGARET M.	102	66,764	0	7,769	612.00																	
2024	2024-300004008	MCVICKER, MARGARET M.	102	66,608	0	7,543	614.00																	
2023	2023-300004008	MCVICKER, MARGARET M.	102	63,228	0	7,323	606.00																	
2022	2022-300004008	MCVICKER, MARGARET M.	102	59,250	0	7,110	585.00																	
2021	2021-300004008	MCVICKER, MARGARET M.	102	75,456	0	8,201	677.00																	
2020	2020-300004008	MCVICKER, MARGARET M.	102	75,456	0	7,962	655.00																	
2019	2019-0004008	MCVICKER, MARGARET M.	102	75,456		7,730	641.00																	
2018	2018-0004008	MCVICKER, MARGARET M.	102	75,456		7,506	622.00																	
2017	2017-0004008	MCVICKER, MARGARET M.	102	72,706		7,286	606.00																	
2016	2016-0004008	MCVICKER, MARGARET M.	102	72,706		7,074	602.00																	
2015	2015-0004008	MCVICKER, MARGARET M.	102	71,230		6,869	545.00																	
2014	2014-0004008	MCVICKER, MARGARET M.	102	68,805		6,668	534.00																	
2013	2013-0004008	MCVICKER, MARGARET M.	102	68,805		6,474	516.00																	



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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	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,080 / 1,080
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	2 /
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1930 / 115

HOUSE	5/23/2024
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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	77.99	Total Misc Impr	+ 1,545
Roofing Adj	+ 4.14	Garage Cost	+
Subfloor Adj	+ 2.07	Total RCN	= 96,391
Heat/Cool Adj	+ 1.40	Depreciation (80%)	- 77,113
Plumbing Adj	+ 2.23	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 19,278
Adj Base Cost	= 87.82	Lot Value	+ 5,000
Total Area	x 1,080	Indicated Value	= 24,278
Adjusted Cost	= 94,846	Value Per SqFt	22.48

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	19,278		
Lot Value	5,000		
Indicated Value	24,278	22.48	Per SqFt
Agland Value	29,823		
Site Improvements	13,029		
Total Value	67,130	62.16	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	1908	12x9	1930	108	8.66		935
PATO	Slab Porch - Open	1909	14x5	1930	70	8.72		610



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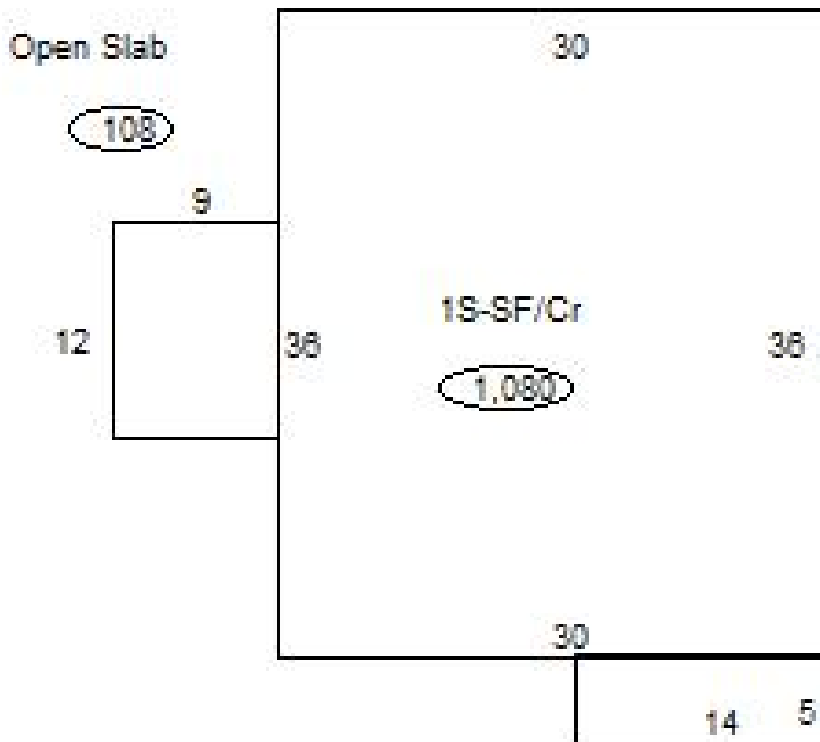
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Open Slab	108	1.000	108
2	M	PATO		20	Open Slab	70	1.000	70
3	R	1	Crawl	20	1S-SF/Cr	1,080	1.000	1,080
Total Building Area						1,080		1,080



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS Qual 3	Shed, Metal Cond 3	50x32x14 Year 1985	Concrete Eff Age 41	Galvanized Metal	1,600
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (16.88 x 1,600)		27,008		27,008	21,606	5,402
	SHDS Qual 1	BAD SHAPE/BEING USED Cond 1	32x34x8 Year 1985	Dirt Eff Age 57	Galvanized Metal	1,088
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (6.93 x 1,088)		7,540		7,540	6,032	1,508
	SHDS Qual 2	BAD SHAPE/BEING USED Cond 2	15x25x8 Year 1985	Base Eff Age 49	Composition Roll	375
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (14.78 x 375)		5,543		5,543	4,434	1,109
	SHDS Qual 3	BAD SHAPE/BEING USED Cond 3	15x25x6 Year 1985	Base Eff Age 41	Galvanized Metal	375
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (16.98 x 375)		6,368		6,368	5,094	1,274
	SHDS Qual 3	Storage Cond 3	15x25x8 Year 1985	Base Eff Age 41	Galvanized Metal	375
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (20.63 x 375)		7,736		7,736	6,189	1,547
	SHDS Qual 3	BAD SHAPE/BEING USED Cond 3	15x15x6 Year 1985	Base Eff Age 41	Galvanized Metal	225
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (18.97 x 225)		4,268		4,268	3,414	854
	SHDS Qual 3	BAD SHAPE/BEING USED Cond 3	10x12x5 Year 1985		Galvanized Metal	120
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (21.43 x 120)		2,572		2,572	2,058	514



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GBST	Grain Bin 1000	0x0x0	Dirt		1,000	
	Qual	3	Cond 3	Year 1985	Eff Age 41		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (1.62 x 1,000)	1,620		1,620	1,296	324
	GBST	Grain Bin 1000 BU	0x0x0	Dirt		1,000	
	Qual	3	Cond 3	Year 1985	Eff Age 41		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (1.62 x 1,000)	1,620		1,620	1,296	324
	QUON	Quonset - Round Top	10x10x10	Dirt	Galvanized Metal	79	
	Qual	1	Cond 1	Year 1985	Eff Age 57		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (10.97 x 79)	867		867	694	173



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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
CA	CAREY SILT 1-3%	NP	50			1.372	160	160	220	220
LD	LOAMY ALLUVIAL LAND	CR	33			20.851	168	168	3,502	3,502
LD	LOAMY ALLUVIAL LAND	NP	33			39.015	106	106	4,120	4,120
MG	MANSKER-POTTER 5-20%	NP	15			.642	48	48	31	31
QA	QUINLAN LOAM	NP	11			3.930	35	35	138	138
QC	QUINLAN-WDWARD 5-12%	CR	14			2.036	71	71	145	145
QC	QUINLAN-WDWARD 5-12%	NP	14			6.821	45	45	306	306
SA	ST.PAUL 0-1%	CR	60			.730	305	305	223	223
SA	ST.PAUL 0-1%	NP	60			3.897	192	192	748	748
TA	TIPTON SILT 0-1%	CR	60			27.955	305	305	8,537	8,537
TA	TIPTON SILT 0-1%	NP	60			.294	192	192	56	56
TB	TIPTON SILT 1-3%	CR	52			20.286	265	265	5,369	5,369
TB	TIPTON SILT 1-3%	NP	52			.305	166	166	51	51
WB	WOODWARD 3-8%	CR	33			10.869	168	168	1,826	1,826
WB	WOODWARD 3-8%	NP	33			.118	106	106	13	13
WD	WOODWARD-QUINLAN3-8%	NP	23			2.743	74	74	202	202
YA	YAHOLA FINE SANDY	NP	55			4.437	176	176	781	781
YA	YAHOLA FINE SANDY	CR	55			12.700	280	280	3,555	3,555
CR Totals						159.000			29,823	29,823
Total Agland						159.000			29,823	29,823