




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	300004975				 <p>1070-00-090-001-0-001-00_003.JPG 1/9/2023</p>									
Parcel ID	1070-00-090-001-0-001-00													
Cadastral ID	1070-090-001-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	1											
Tax Area	201 - 4T-BUFFALO-C													
Name ID	25521													
ESC PROPERTIES LLC														
3940 RICHMOND RD WOODWARD OK 73801-														
Parcel Location														
Situs	00403 S HOY ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0001 / 0090	Parcel Size	4 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.82894961 -99.62894124														
MILLERS ADD. BLOCK 90 LOTS: 1,3,5,7 BOOK 781 PAGE 278 QCD														
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										
781/278	DOUBLE C INVESTMENTS III, LLC	04/18/2024		05										
652/632	HUDSON, MERVIN AND	09/18/2009	26,000	Q										
/	DOUBLE C INVESTMENTS III, LLC													
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap	2025	Land Value	3,000	3,000	12%	360	Assessed	3,792	298.58					
Year Frozen		Improvements	28,606	28,606		3,432	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	31,606	31,606		3,792	Total Taxable	3,792	299.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300004975	ESC PROPERTIES LLC	201	31,606	0	3,792	299.00							
2024	2024-300004975	ESC PROPERTIES LLC	201	33,506	0	3,737	304.00							
2023	2023-300004975	DOUBLE C INVESTMENTS III, LLC	201	29,658	0	3,559	294.00							
2022	2022-300004975	DOUBLE C INVESTMENTS III, LLC	201	29,658	0	3,559	293.00							
2021	2021-300004975	DOUBLE C INVESTMENTS III, LLC	201	29,658	0	3,559	294.00							
2020	2020-300004975	DOUBLE C INVESTMENTS III, LLC	201	29,658	0	3,559	293.00							
2019	2019-0004975	DOUBLE C INVESTMENTS III, LLC	201	29,658		3,558	295.00							
2018	2018-0004975	DOUBLE C INVESTMENTS III, LLC	201	29,658		3,558	295.00							
2017	2017-0004975	DOUBLE C INVESTMENTS III, LLC	201	29,658		3,440	286.00							
2016	2016-0004975	DOUBLE C INVESTMENTS III, LLC	201	29,658		3,277	279.00							
2015	2015-0004975	DOUBLE C INVESTMENTS III, LLC	201	29,759		3,120	248.00							
2014	2014-0004975	DOUBLE C INVESTMENTS III, LLC	201	29,759		2,972	238.00							
2013	2013-0004975	DOUBLE C INVESTMENTS III, LLC	201	33,635		2,830	225.00							



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Lot Data		Square-Foot - BUFFALO ORIGMILLERS
Lot Size	100	x 100
Lot Count		
Units Buildable	3000	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,000.00 x .30 = 3,000	
Factor Value		
Adjustments		
Lot Value	3,000	



Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,128 / 1,128
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,128
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	1,128 Total, 1,128 Partition
Garage Type	
Remodel	
Year/Eff Age	1940 / 103

GRM Approach	
GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression	
MRA Code	
Adusted 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	79.03	Total Misc Impr	+ 4,375
Roofing Adj	+ 3.49	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 149,718
Heat/Cool Adj	+ 8.78	Depreciation (80%)	- 119,774
Plumbing Adj	+ 4.61	Lump Sums	+ 0
Basement Adj	+ 32.94	RCNLD	= 29,944
Adj Base Cost	= 128.85	Lot Value	+ 3,000
Total Area	x 1,128	Indicated Value	= 32,944
Adjusted Cost	= 145,343	Value Per SqFt	29.21

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	29,944		
Lot Value	3,000		
Indicated Value	32,944	29.21	Per SqFt
Agland Value			
Site Improvements	631		
Total Value	33,575	29.77	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	2508	11x8	1940	88	31.64		2,784
PATO	Slab Porch - Open	8670	4x4	1940	16	8.72		140
WODC	Wood Deck - Covered	8671	6x6	1940	36	40.30		1,451



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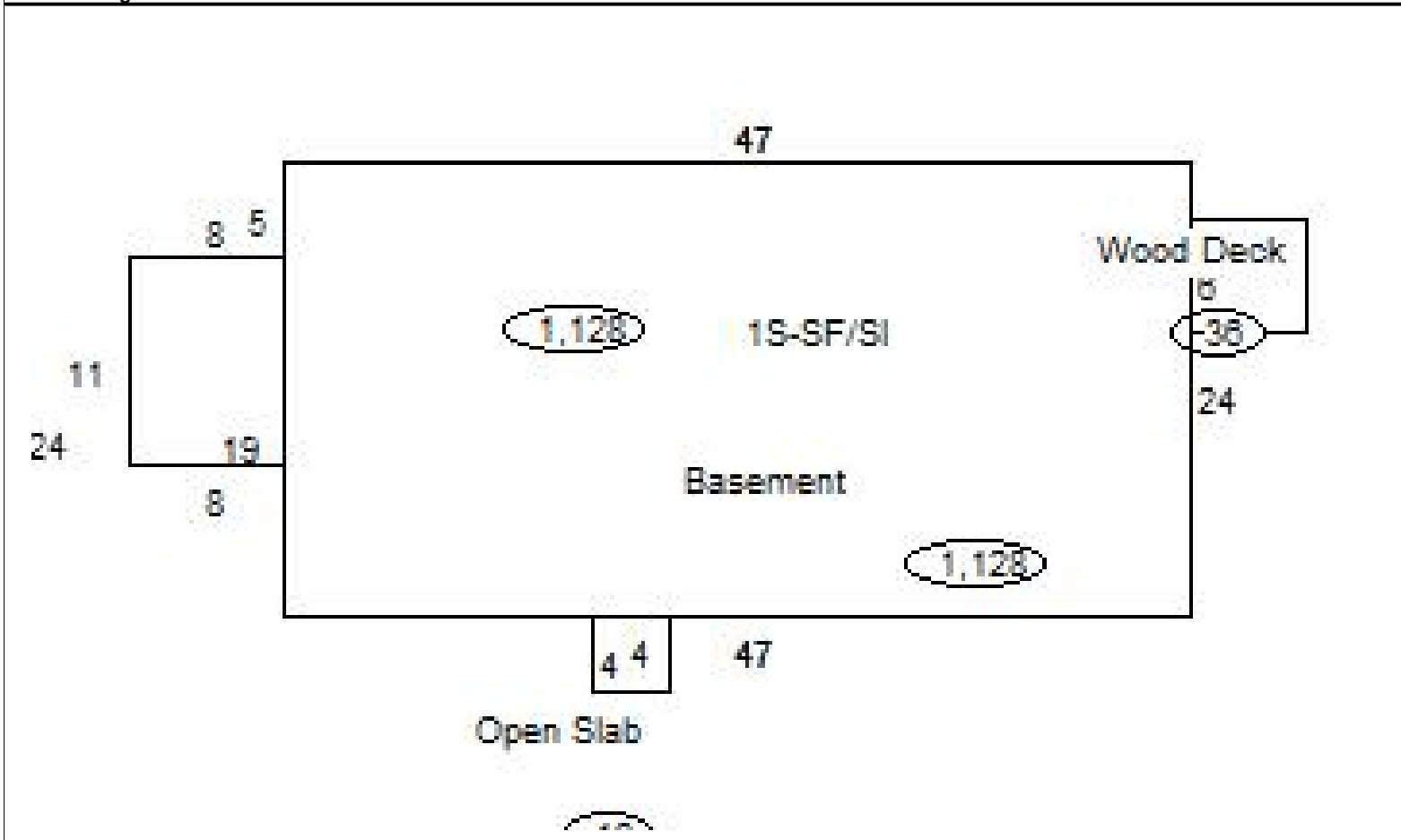
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	88	1.000	88
2	R	1	Slab	20	1S-SF/SI	1,128	1.000	1,128
3	B	1		20	Basement	1,128	1.000	1,128
4	M	PATO		20	Open Slab	16	1.000	16
5	M	WODC		20	Wood Deck	36	1.000	36
Total Building Area						1,128		1,128



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPAT	Carport - Attached	20x18x8		Formed Metal	360	
	Qual	3	Cond 3	Year	1995	Eff Age	31
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (8.76 x 360)	3,154		3,154	2,523	631