




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:04:49
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Assessment Data					Primary Image									
Account	300005302													
Parcel ID	1070-00-154-023-0-001-00													
Cadastral ID	1070-154-023-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	3											
Tax Area	201 - 4T-BUFFALO-C													
Name ID	25521													
ESC PROPERTIES LLC														
3940 RICHMOND RD WOODWARD OK 73801-														
Parcel Location														
Situs	00305 W TURNER ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0023 / 0154	Parcel Size	1.5 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
MOBILE HOME 2/11/2025														
Legal Description Lat/Long: 36.68550209 -99.64511102														
MILLER'S ADD. BLOCK 154 S 48.2' OF LOTS 23-24-25 BOOK 781 PAGE 280 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														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					781/280	DOUBLE C INVESTMENTS I, LLC	04/18/2024		05					
					596/661	BENTLEY, LORREN MAC	09/17/2004	25,000	MQ					
					/	DOUBLE C INVESTMENTS I, LLC								
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap	2025	Land Value	1,229	1,229	12%	147	Assessed	1,862	146.61					
Year Frozen		Improvements	0	0		0	Penalty	0						
Uncapped Value	0	Mobile Home	14,290	14,290		1,715	Exemption	0	0.00					
TIF Project ID	0	Total Value	15,519	15,519		1,862	Total Taxable	1,862	147.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005302	ESC PROPERTIES LLC	201	15,519	0	1,862	147.00							
2024	2024-300005302	ESC PROPERTIES LLC	201	10,475	0	1,257	102.00							
2023	2023-300005302	DOUBLE C INVESTMENTS I, LLC	201	37,899	0	3,008	249.00							
2022	2022-300005302	DOUBLE C INVESTMENTS I, LLC	201	26,967	0	2,864	236.00							
2021	2021-300005302	DOUBLE C INVESTMENTS I, LLC	201	22,731	0	2,728	225.00							
2020	2020-300005302	DOUBLE C INVESTMENTS I, LLC	201	22,731	0	2,728	224.00							
2019	2019-0005302	DOUBLE C INVESTMENTS I, LLC	201	22,731		2,729	226.00							
2018	2018-0005302	DOUBLE C INVESTMENTS I, LLC	201	22,731		2,729	226.00							
2017	2017-0005302	DOUBLE C INVESTMENTS I, LLC	201	22,634		2,696	224.00							
2016	2016-0005302	DOUBLE C INVESTMENTS I, LLC	201	22,657		2,567	218.00							
2015	2015-0005302	DOUBLE C INVESTMENTS I, LLC	201	20,375		2,446	194.00							
2014	2014-0005302	DOUBLE C INVESTMENTS I, LLC	201	20,375		2,392	192.00							
2013	2013-0005302	DOUBLE C INVESTMENTS I, LLC	201	23,346		2,279	182.00							



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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities Method Square-Foot Base Lot Value 4,098.00 x .30 = 1,229 Factor Value Adjustments Lot Value 1,229		

Residential Data	
Type	6 Mobile Home 70 x 14
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% Single Wide
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	980 / 980
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	14 Metal, Ribbed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1984 / 42

MOBILE HOME	2/11/2025
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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	53.26	Total Misc Impr	+ 2,666
Roofing Adj	+ 2.49	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 70,061
Heat/Cool Adj	+ 3.77	Depreciation (80%)	- 56,049
Plumbing Adj	+ 9.25	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 14,012
Adj Base Cost	= 68.77	Lot Value	+ 1,229
Total Area	x 980	Indicated Value	= 15,241
Adjusted Cost	= 67,395	Value Per SqFt	15.55

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	14,012	
Lot Value	1,229	
Indicated Value	15,241	15.55 Per SqFt
Agland Value		
Site Improvements		
Total Value	15,241	15.55 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	7953	12x10	1984	120	22.22		2,666



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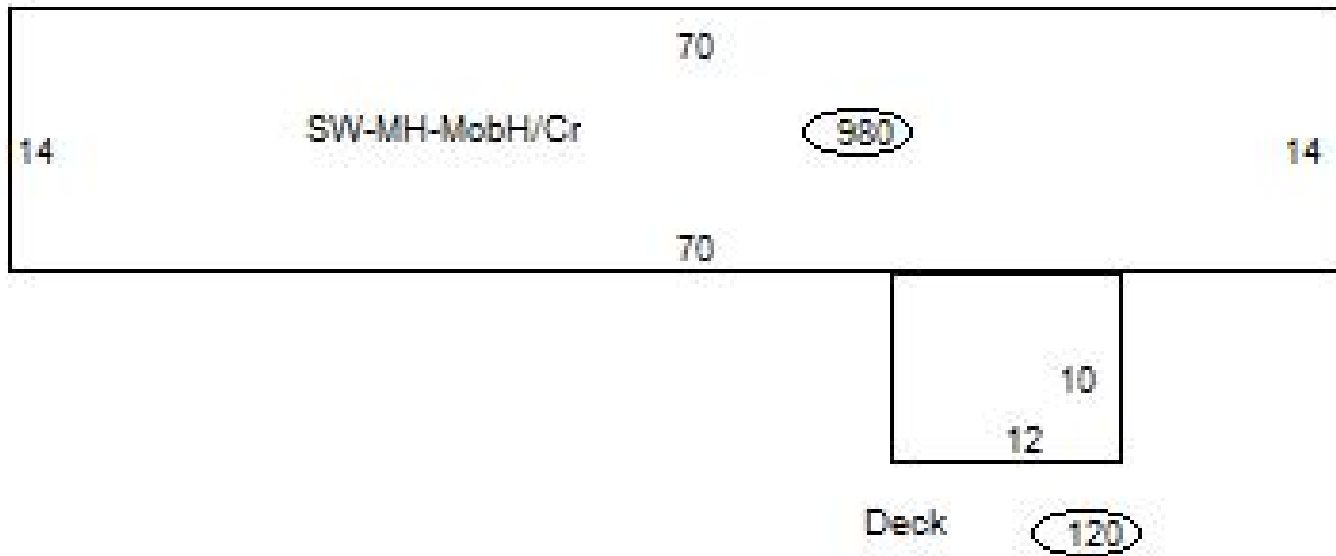
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Sketch Image

300005302



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13	Crawl	20	SW-MH-MobH/Cr	980	1.000	980
2	M	WODO		20	Deck	120	1.000	120
Total Building Area						980		980