



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:26:21  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300006711 <b>Parcel ID</b> 3001-00-006-013-0-001-00 <b>Cadastral ID</b> 3001-006-013-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 4 <b>Tax Area</b> 203 - JT-5-FS/MAY-C <b>Name ID</b> 15607 MCDOWELL, JOE BRUCE JR.  RT 1 BOX 133 MAY OK 73851-0000  <b>Parcel Location</b> <b>Situs</b> BROADWAY <b>Subdivision</b> MAY ORIGINAL <b>Lot/Block</b> 0013 / 0006 <b>Parcel Size</b> 4 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 300100 - MAY/MULTI <b>School District</b> J-5-FS - J-5-FORT SUPPLY (Woodward)																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.61670960 -99.74357478 MAY ORIG. BLOCK 6 LOTS 13-14-15-16																																																																																																																									
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Lot Data		Square-Foot - MAY ORIG/MOREYS
Lot Size	100	x 140
Lot Count		
Units Buildable	980	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	14,000.00 x .07 = 980	
Factor Value		
Adjustments		
Lot Value	980	



HOUSE 5/4/2022

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2.15 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,743 / 1,743
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	8 Metal, Formed Seams
Area on Slab	1,743
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	725 Detached Garage - Finished
Remodel	PARTIAL -
Year/Eff Age	1947 / 75

### 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	77.95	Total Misc Impr	+ 355
Roofing Adj	+ 3.98	Garage Cost	+ 18,863
Subfloor Adj	+ -0.28	Total RCN	= 169,430
Heat/Cool Adj	+ 1.45	Depreciation ( 79%)	- 133,850
Plumbing Adj	+ 3.09	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 35,580
Adj Base Cost	= 86.18	Lot Value	+ 980
Total Area	x 1,743	Indicated Value	= 36,560
Adjusted Cost	= 150,212	Value Per SqFt	20.98

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	35,580		
Lot Value	980		
Indicated Value	36,560	20.98	Per SqFt
Agland Value			
Site Improvements	4,490		
Total Value	41,050	23.55	Total Value Per SqFt

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Raised Slab Porch - Open	7210	8x5		40	8.87		355



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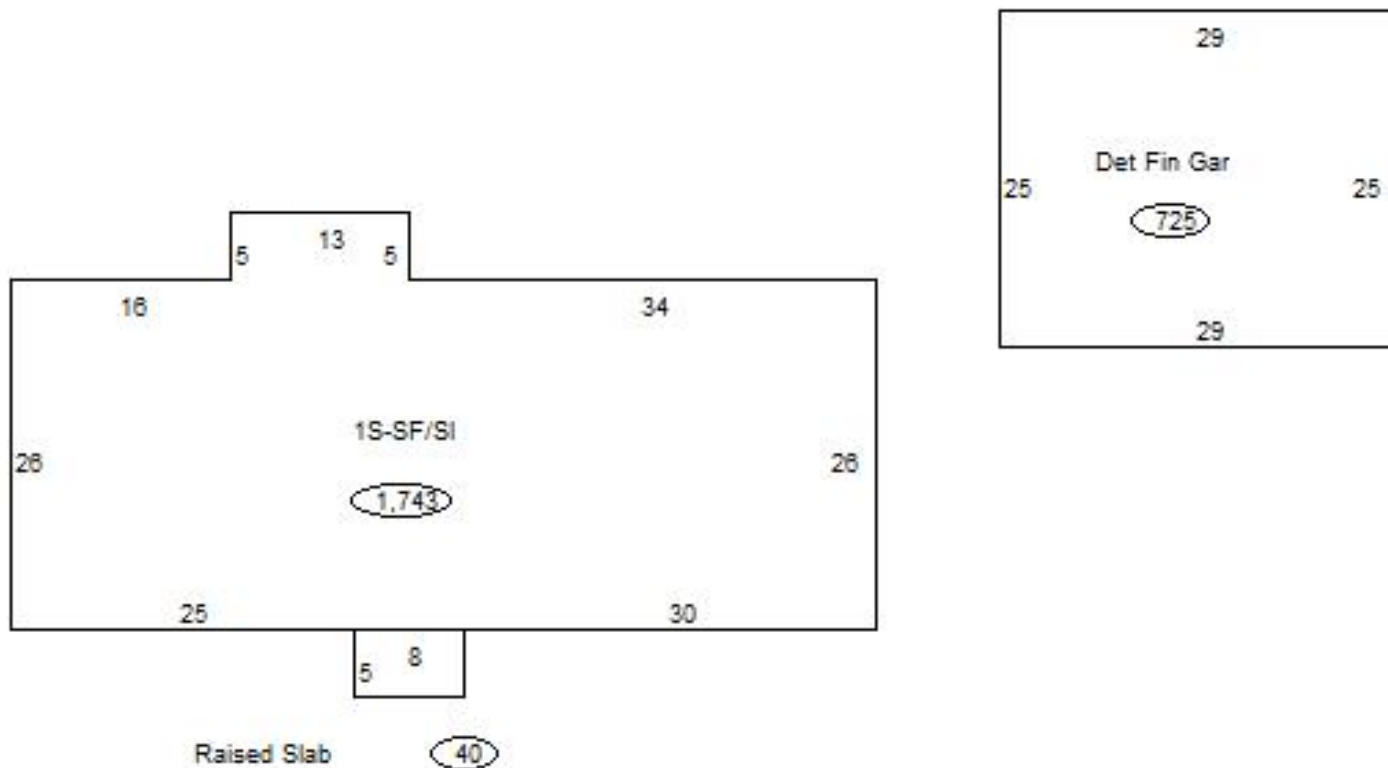
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### Sketch Image

300006711



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,743	1.000	1,743
2	G	6		20	Det Fin Gar	725	1.000	725
3	M	PATO		20	Raised Slab	40	1.000	40
<b>Total Building Area</b>						1,743		1,743



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	WODO	Wood Deck - Open	15x7x0			105
	Qual 3	Cond 3	Year 2023	Eff Age	3	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (22.87 x 105)	2,401		2,401	360	2,041
	SHDS	Shed, Wood	27x20x6		Galvanized Metal	540
	Qual 3	Cond 3	Year 1980	Eff Age	46	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (16.36 x 540)	8,834		8,834	7,067	1,767
	PACN	Paving - Concrete / DRIVEWAY	37x15x0			555
	Qual 3	Cond 3	Year 1947	Eff Age	79	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.15 x 555)	2,303		2,303	1,842	461
	PACN	Paving - Concrete / SIDEWALK	48x4x0			192
	Qual 3	Cond 3	Year 1947	Eff Age	79	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (5.75 x 192)	1,104		1,104	883	221