



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:26:26  
 Page 1

| Assessment Data                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                         |                     |                    |                  | Primary Image                                                                                                                                                                                                                   |                    |                   |                      |                    |        |             |        |        |        |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|---------------------|--------------------|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------------|----------------------|--------------------|--------|-------------|--------|--------|--------|--|--|--|--|--|
| <b>Account</b> 300006716<br><b>Parcel ID</b> 3001-00-007-013-0-001-00<br><b>Cadastral ID</b> 3001-007-013-00-0-001-00<br><b>Property Type</b> REAL - Real Property<br><b>Property Class</b> UR VI Area 4<br><b>Tax Area</b> 203 - JT-5-FS/MAY-C<br><b>Name ID</b> 15609<br>THOMAS, VERNON<br><br>P O BOX 41<br>MAY OK 73851-0000<br><br><b>Parcel Location</b><br><b>Situs</b> BROADWAY<br><b>Subdivision</b> MAY ORIGINAL<br><b>Lot/Block</b> 0013 / 0007 <b>Parcel Size</b> 5 - Lots<br><b>Sec/Twn/Rng</b> / / /<br><b>Neighborhood</b> 300100 - MAY/MULTI<br><b>School District</b> J-5-FS - J-5-FORT SUPPLY (Woodward) |                         |                     |                    |                  |                                                                                                                                                                                                                                 |                    |                   |                      |                    |        |             |        |        |        |  |  |  |  |  |
| HOUSE 5/4/2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                         |                     |                    |                  |                                                                                                                                                                                                                                 |                    |                   |                      |                    |        |             |        |        |        |  |  |  |  |  |
| <b>Legal Description</b> Lat/Long: 36.61670201 -99.74452210                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                         |                     |                    |                  | <b>Building Permits</b>                                                                                                                                                                                                         |                    |                   |                      |                    |        |             |        |        |        |  |  |  |  |  |
| MAY ORIG. BLOCK 7 LOTS 13-14-15-16-17                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                         |                     |                    |                  | <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           |                                                                                                                                                                                                                                 |                    |                   |                      |                    |        |             |        |        |        |  |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                         |                     |                    |                  |                                                                                                                                                                                                                                 |                    |                   |                      |                    |        |             |        |        |        |  |  |  |  |  |
| <b>Exemptions</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                         |                     |                    |                  | <b>Sale History</b>                                                                                                                                                                                                             |                    |                   |                      |                    |        |             |        |        |        |  |  |  |  |  |
| <b>Code</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Type</b>             | <b>Active</b>       | <b>Maximum</b>     | <b>Exemption</b> | <b>Bk/Pg</b>                                                                                                                                                                                                                    | <b>Grantor</b>     | <b>Date</b>       | <b>Price</b>         | <b>Code</b>        |        |             |        |        |        |  |  |  |  |  |
| H                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Homestead               | Yes                 | 1,000              | 1,000            | 692/242                                                                                                                                                                                                                         | CARRELL, GEORGE    | 09/10/2013        | 1,000                | QV                 |        |             |        |        |        |  |  |  |  |  |
| <b>Parcel Valuation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                         |                     |                    |                  |                                                                                                                                                                                                                                 |                    |                   |                      |                    |        |             |        |        |        |  |  |  |  |  |
| <b>Source</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>REAL</b>             |                     | <b>Fair Cash</b>   | <b>Capped</b>    | <b>Asmnt Level</b>                                                                                                                                                                                                              | <b>Assessed</b>    | <b>Levy Rate</b>  | 66.830               | <b>Current Tax</b> |        |             |        |        |        |  |  |  |  |  |
| Remove Cap                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 0                       |                     | Land Value 1,225   | 1,225            | 12%                                                                                                                                                                                                                             | 147                | Assessed          | 3,293                | 220.07             |        |             |        |        |        |  |  |  |  |  |
| Year Frozen                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                         |                     | Improvements 1,512 | 436              |                                                                                                                                                                                                                                 | 52                 | Penalty           | 0                    |                    |        |             |        |        |        |  |  |  |  |  |
| Uncapped Value                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 0                       |                     | Mobile Home 26,264 | 25,785           |                                                                                                                                                                                                                                 | 3,094              | Exemption         | 1,000                | -67.00             |        |             |        |        |        |  |  |  |  |  |
| TIF Project ID                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 0                       |                     | Total Value 29,001 | 27,446           |                                                                                                                                                                                                                                 | 3,293              | Total Taxable     | 2,293                | 153.00             |        |             |        |        |        |  |  |  |  |  |
| <b>Assessment History</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                         |                     |                    |                  |                                                                                                                                                                                                                                 |                    |                   |                      |                    |        |             |        |        |        |  |  |  |  |  |
| <b>Tax Year</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Statement Number</b> | <b>Billed Owner</b> |                    |                  | <b>Tax Area</b>                                                                                                                                                                                                                 | <b>Total Value</b> | <b>Exemptions</b> | <b>Taxable Value</b> | <b>Billed Tax</b>  |        |             |        |        |        |  |  |  |  |  |
| 2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 2025-300006716          | THOMAS, VERNON      |                    |                  | 203                                                                                                                                                                                                                             | 29,001             | 1000              | 2,198                | 147.00             |        |             |        |        |        |  |  |  |  |  |
| 2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 2024-300006716          | THOMAS, VERNON      |                    |                  | 203                                                                                                                                                                                                                             | 31,625             | 1000              | 2,105                | 141.00             |        |             |        |        |        |  |  |  |  |  |
| 2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 2023-300006716          | THOMAS, VERNON      |                    |                  | 203                                                                                                                                                                                                                             | 29,593             | 1000              | 2,014                | 135.00             |        |             |        |        |        |  |  |  |  |  |
| 2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 2022-300006716          | THOMAS, VERNON      |                    |                  | 203                                                                                                                                                                                                                             | 24,387             | 1000              | 1,927                | 129.00             |        |             |        |        |        |  |  |  |  |  |
| 2021                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 2021-300006716          | THOMAS, VERNON      |                    |                  | 203                                                                                                                                                                                                                             | 24,387             | 1000              | 1,927                | 129.00             |        |             |        |        |        |  |  |  |  |  |
| 2020                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 2020-300006716          | THOMAS, VERNON      |                    |                  | 203                                                                                                                                                                                                                             | 24,387             | 1000              | 1,927                | 154.00             |        |             |        |        |        |  |  |  |  |  |
| 2019                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 2019-0006716            | THOMAS, VERNON      |                    |                  | 203                                                                                                                                                                                                                             | 25,988             |                   | 2,119                | 170.00             |        |             |        |        |        |  |  |  |  |  |
| 2018                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 2018-0006716            | THOMAS, VERNON      |                    |                  | 203                                                                                                                                                                                                                             | 27,590             |                   | 2,311                | 183.00             |        |             |        |        |        |  |  |  |  |  |
| 2017                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 2017-0006716            | THOMAS, VERNON      |                    |                  | 203                                                                                                                                                                                                                             | 28,196             |                   | 2,384                | 191.00             |        |             |        |        |        |  |  |  |  |  |
| 2016                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 2016-0006716            | THOMAS, VERNON      |                    |                  | 203                                                                                                                                                                                                                             | 36,168             |                   | 3,266                | 262.00             |        |             |        |        |        |  |  |  |  |  |
| 2015                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 2015-0006716            | THOMAS, VERNON      |                    |                  | 203                                                                                                                                                                                                                             | 34,693             |                   | 3,142                | 248.00             |        |             |        |        |        |  |  |  |  |  |
| 2014                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 2014-0006716            | THOMAS, VERNON      |                    |                  | 203                                                                                                                                                                                                                             | 1,000              |                   | 120                  | 9.00               |        |             |        |        |        |  |  |  |  |  |
| 2013                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 2013-0006716            | THOMAS, VERNON      |                    |                  | 203                                                                                                                                                                                                                             | 1,225              |                   | 111                  | 9.00               |        |             |        |        |        |  |  |  |  |  |



# Harper

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Date 02/06/2026  
 Time 07:26:26  
 Page 2

| Lot Data        | Square-Foot - MAY ORIG/MOREYS | Primary Image |
|-----------------|-------------------------------|---------------|
| Lot Size        | 125 x 140                     |               |
| Lot Count       |                               |               |
| Units Buildable | 1225                          |               |
| Non-Ag Acres    |                               |               |
| Topography      |                               |               |
| Street Access   |                               |               |
| Utilities       |                               |               |
| Amenities       |                               |               |
| Method          | Square-Foot                   |               |
| Base Lot Value  | 17,500.00 x .07 = 1,225       |               |
| Factor Value    |                               |               |
| Adjustments     |                               |               |
| Lot Value       | 1,225                         |               |

| Residential Data |                          |
|------------------|--------------------------|
| Type             | 6 Mobile Home 76 x 18    |
| Condition        | 1 - Low                  |
| Quality          | 2 - Fair                 |
| Architecture     | SWMH Singlewide MH       |
| Style            | 100% Single Wide         |
| Exterior Wall    | 100% Lap                 |
| Base/Total Area  | 1,368 / 1,368            |
| Style            | 100% Single Wide         |
| HVAC             | 100% Warmed & Cooled Air |
| Roof Cover       | 4 Metal, Preformed       |
| Area on Slab     | 1,368                    |
| Fixture/RghIn    | 8 /                      |
| Bed/F/H Bath     | 3 / 2.0 /                |
| Basement Area    |                          |
| Garage Type      |                          |
| Remodel          |                          |
| Year/Eff Age     | 2007 / 27                |



HOUSE 5/4/2022

| 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     | 43.64    | Total Misc Impr     | + 6,274  |
| Roofing Adj   | + 2.10   | Garage Cost         | + 0      |
| Subfloor Adj  | + 0.00   | Total RCN           | = 80,570 |
| Heat/Cool Adj | + 2.48   | Depreciation ( 71%) | - 57,205 |
| Plumbing Adj  | + 6.09   | Lump Sums           | + 0      |
| Basement Adj  | + 0.00   | RCNLD               | = 23,365 |
| Adj Base Cost | = 54.31  | Lot Value           | + 1,225  |
| Total Area    | x 1,368  | Indicated Value     | = 24,590 |
| Adjusted Cost | = 74,296 | Value Per SqFt      | 17.98    |

| Value Reconciliation |               |       |                      |
|----------------------|---------------|-------|----------------------|
| Selected Approach    | Cost Approach |       |                      |
| Improvements         | 23,365        |       |                      |
| Lot Value            | 1,225         |       |                      |
| Indicated Value      | 24,590        | 17.98 | Per SqFt             |
| Agland Value         |               |       |                      |
| Site Improvements    | 1,376         |       |                      |
| Total Value          | 25,966        | 18.98 | Total Value Per SqFt |

| Miscellaneous Improvements |                     |           |       |      |       |           |      |       |
|----------------------------|---------------------|-----------|-------|------|-------|-----------|------|-------|
| Code                       | Description         | Sketch ID | Size  | Year | Units | Unit Cost | Depr | Value |
| WODC                       | Wood Deck - Covered | 8395      | 23x10 |      | 230   | 27.28     |      | 6,274 |



Harper

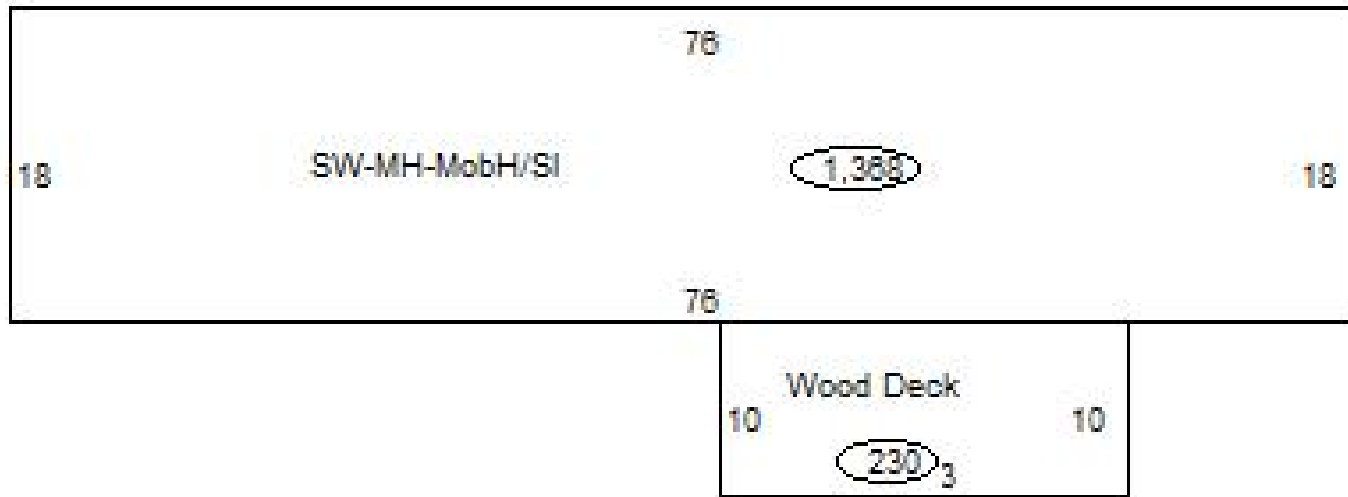
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Date 02/06/2026  
Time 07:26:26  
Page 3

Sketch Image

300006716



Sketch Vector Information

| Sequence                   | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|-----------|------------|------------|
| 1                          | R    | 13   | Slab       | 20    | SW-MH-MobH/Sl | 1,368     | 1.000      | 1,368      |
| 2                          | M    | WODC |            | 20    | Wood Deck     | 230       | 1.000      | 230        |
| <b>Total Building Area</b> |      |      |            |       |               | 1,368     |            | 1,368      |



# Harper


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Date 02/06/2026  
Time 07:26:26  
Page 4

300006716

### Outbuildings/Site Improvements

| Building Image                                                                   | Code   | Description           | Dimensions | Floor                          | Roofing      | Total Units  |
|----------------------------------------------------------------------------------|--------|-----------------------|------------|--------------------------------|--------------|--------------|
|  | CPDT   | Carport - Detached    | 21x16x10   |                                | Formed Metal | 336          |
|                                                                                  | Qual 2 | Cond 2                | Year 2017  | Eff Age 11                     |              |              |
| <b>Valuation Summary</b>                                                         |        | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (50% Phys/ % Func)</b> |              | <b>RCNLD</b> |
| Base Cost (8.19 x 336)                                                           |        | 2,752                 |            | 2,752 1,376                    |              | 1,376        |