



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:27:04
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300006763 Parcel ID 3010-00-006-006-0-001-00 Cadastral ID 3010-006-006-00-0-001-00 Property Type REAL - Real Property Property Class UC VI Area 4 Tax Area 203 - JT-5-FS/MAY-C Name ID 25737 FANNING, BILL & KATHRYN REV. LIV. TRUST (THE) TRUSTEES: BILL & KATHRYN FANNING P.O. BOX 8 MAY OK 73851- Parcel Location Situs 00006 JOSEPHINE ST Subdivision MOREY ADDN.--MAY Lot/Block 0006 / 0006 Parcel Size 5 - Lots Sec/Twn/Rng / / / Neighborhood 300100 - MAY/MULTI School District J-5-FS - J-5-FORT SUPPLY (Woodward)																																																																																																																									
Legal Description Lat/Long: 36.61730472 -99.74718773 MOREYS ADD. BLOCK 6 LOTS 6-7-8-9-10 BOOK 789 PAGE 40																																																																																																																									
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Lot Data	Primary Image
<p>Lot Size 125 x 140</p> <p>Lot Count</p> <p>Units Buildable 1750</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 17 MAY COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 17,500.00 x .10 = 1,750</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 1,750</p>	
Cost Approach	
<p>Manual Date 07/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value</p> <p>Land Value 1,750</p> <p>Cost Approach Value 1,750</p>	<p>Image Information</p> <p>Image ID 18779</p> <p>Image Date 5/10/2022</p> <p>Name 6763_1.JPG</p> <p>Description 1</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value 1,750</p> <p>Total Appraised Value 1,750</p>