



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Time 07:27:23
Page 1

Assessment Data					Primary Image														
Account 300006786 Parcel ID 3010-00-010-003-0-001-00 Cadastral ID 3010-010-003-00-0-001-00 Property Type REAL - Real Property Property Class E VI Area 4 Tax Area 203 - JT-5-FS/MAY-C Name ID 18415 TOWN OF MAY A MUNICIPAL CORP PO BOX 13 MAY OK 73851-0000 Parcel Location Situs 00201 US 412 HWY Subdivision MOREY ADDN.--MAY Lot/Block 0003 / 0010 Parcel Size 12 - Lots Sec/Twn/Rng / / / Neighborhood 300100 - MAY/MULTI School District J-5-FS - J-5-FORT SUPPLY (Woodward)					<p>Pavement 5/12/2022</p>														
Legal Description Lat/Long:																			
MOREYS ADD. BLOCK 10 LOTS 3-4-5-6-7 & 8 THRU 14					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										
					/	TOWN OF MAY													
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	66.830	Current Tax										
Remove Cap		Land Value	5,156	0	12%	0	Assessed	0	0.00										
Year Frozen		Improvements	236,233	0		0	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	241,389	0		0	Total Taxable	0	0.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-300006786	TOWN OF MAY	203	241,389	0		.00												
2024	2024-300006786	TOWN OF MAY	203	262,768	0		.00												
2023	2023-300006786	TOWN OF MAY	203	183,476	0		.00												
2022	2022-300006786	TOWN OF MAY	203	69,818	0		.00												
2021	2021-300006786	TOWN OF MAY	203	3,066	0		.00												
2020	2020-300006786	TOWN OF MAY	203	3,066	0		.00												
2019	2019-0006786	TOWN OF MAY	203	3,066			.00												
2018	2018-0006786	TOWN OF MAY	203	3,066			.00												
2017	2017-0006786	TOWN OF MAY	203	3,066			.00												
2016	2016-0006786	TOWN OF MAY	203	3,066			.00												
2015	2015-0006786	TOWN OF MAY	203	3,066			.00												
2014	2014-0006786	TOWN OF MAY	203	3,066			.00												
2013	2013-0006786	TOWN OF MAY	203	3,066			.00												



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Lot Data	Primary Image	
<p>Lot Size 0 x 0 Lot Count Units Buildable 1045 Non-Ag Acres Topography Street Access Utilities Amenities</p> <p>Value Model 17 MAY COMM Value Method Square-Foot</p> <p>Base Lot Value 10,448.00 x .10 = 1,045 Factor Value 0 Adjustments Lot Value 1,045</p>		
Cost Approach		
<p>Manual Date 07/2025 Total Building Area 960 Total Base Value 123,226 Modifier Value Misc Improvements Replacement Cost New 123,226 Phys/Func Depreciation Loss () RCN Less Phys/Func 24,645 Economic Depreciation RCNLD (All Sources) 24,645 Depreciated Improvements Outbuilding Value 2,170 Total Improvement Value 26,815 Land Value 1,045 Cost Approach Value 27,860 29.02/SqFt</p>	<th data-bbox="704 884 1588 913">Image Information</th> <p>Image ID Image Date Name Description</p>	Image Information
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI) Vacancy & Collection Loss Miscellaneous Income Effective Gross Income (EGI)</p> <p>Total Expenses Net Operating Income (NOI)</p> <p>Income Capitalization Rate Indicated Value 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 2,170 Land Value 1,045 Total Appraised Value 27,860 29.02/SqFt</p>	



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Account 300006786
Parcel ID 3010-00-010-003-0-001-00
Cadastral ID 3010-010-003-00-0-001-00

Tax Area Code 203
Property Class E
Owners Name TOWN OF MAY

Building Data

Building ID 385
Building Sequence 1
Occupancy 1 491 Community Service Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 960
Average Perimeter 128
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 1985
Effective Age 41
Construction Class 7 - Pre-Engineered Steel Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 116 - Single Metal on Steel Frame
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Hip
Roof Cover Metal

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image

Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 4
Zone Description VI AREA 4
Base Cost 96.15
Wall Cost 20.09
HVAC Cost 12.12
Basement Cost 0.00
Total Base Cost 128.36
Total Area 960
Base RCN 123,226
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 123,226
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (98,581)
Total RCNLD 24,645
Lump Sums
Total Building Value 24,645 \$ 25.67 Per SqFt



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Assessment Property Record Card for Tax Year 2026

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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Concrete Paving	82x35x0			2,870
	Qual 3	Cond 3	Year 1985	Eff Age 41		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (3.78 x 2,870)			10,849	8,679		2,170
Total Site Improvement Value						2,170



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Lot Data	Primary Image	
Lot Size x Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities Value Model Value Method Base Lot Value x .00 = Factor Value 0 Adjustments Lot Value		
Cost Approach		
Manual Date 07/2025 Total Building Area 1,708 Total Base Value 192,560 Modifier Value Misc Improvements Replacement Cost New 192,560 Phys/Func Depreciation Loss () RCN Less Phys/Func 38,512 Economic Depreciation RCNLD (All Sources) 38,512 Depreciated Improvements Outbuilding Value 524 Total Improvement Value 39,036 Land Value Cost Approach Value 39,036 22.85/SqFt	Image Information Image ID Image Date Name Description	
Income Approach	Value Reconciliation	
Potential Gross Income (PGI) Vacancy & Collection Loss Miscellaneous Income Effective Gross Income (EGI) Total Expenses Net Operating Income (NOI) Income Capitalization Rate Indicated Value 0.00	Selected Valuation Method Cost Approach Total Improvement Value 524 Land Value Total Appraised Value 39,036 22.85/SqFt	



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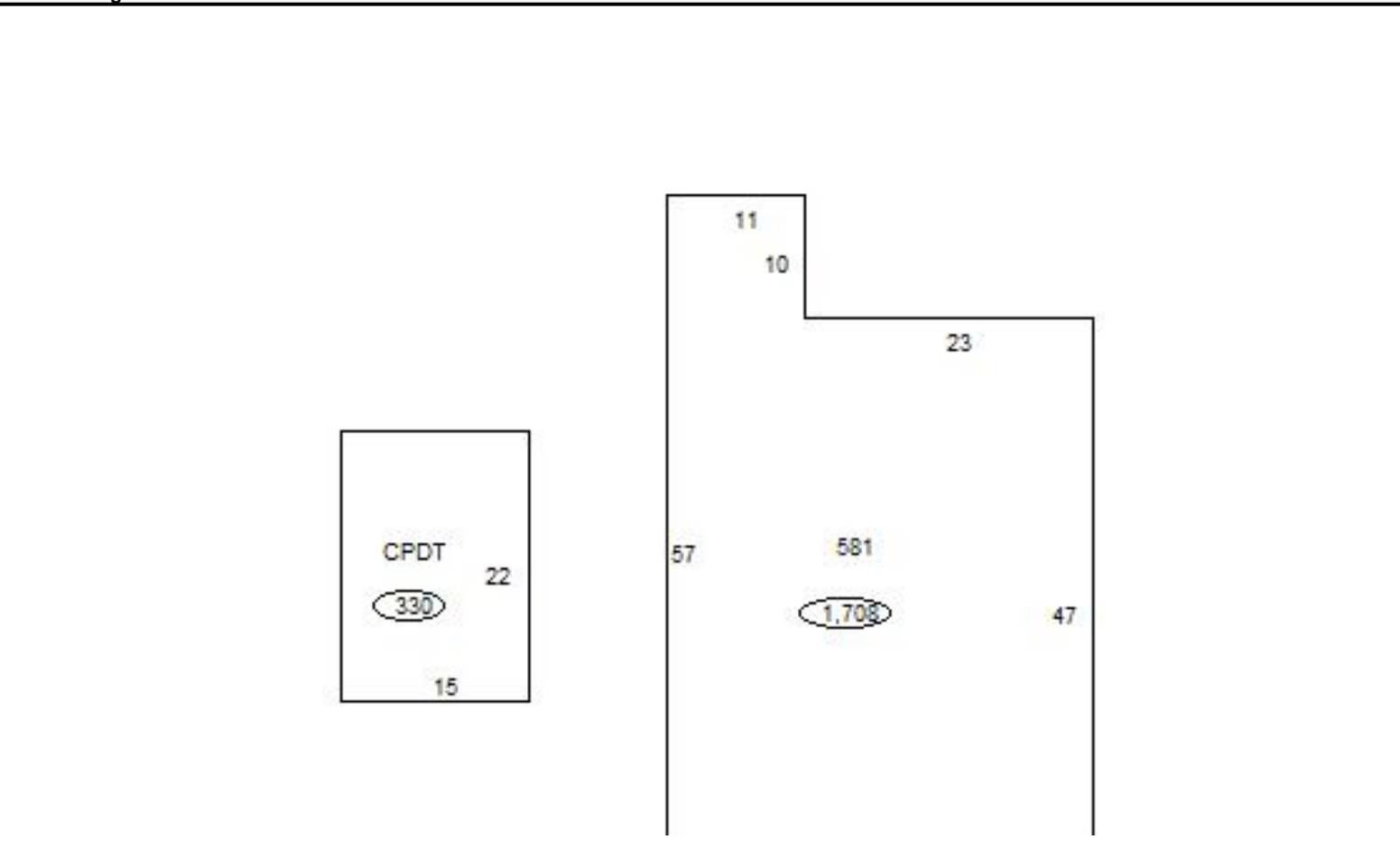
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Sketch Image

300006786



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	581		20	581	1,708	1.000	1,708
2	O	CPDT		20	CPDT	330	1.000	330
Total Building Area						1,708		1,708



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Account 300006786
Parcel ID 3010-00-010-003-0-001-00
Cadastral ID 3010-010-003-00-0-001-00

Tax Area Code 203
Property Class E
Owners Name TOWN OF MAY

Building Data

Building ID 386
Building Sequence 1
Occupancy 1 581 Post Office, Main 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,708
Average Perimeter 182
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 1985
Effective Age 41
Construction Class 7 - Pre-Engineered Steel Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 116 - Single Metal on Steel Frame
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Gable
Roof Cover Metal

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image

Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 4
Zone Description VI AREA 4
Base Cost 81.10
Wall Cost 16.05
HVAC Cost 15.59
Basement Cost 0.00
Total Base Cost 112.74
Total Area 1,708
Base RCN 192,560
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 192,560
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (154,048)
Total RCNLD 38,512
Lump Sums
Total Building Value 38,512 \$ 22.55 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	22x15x8		Formed Metal	330
	Qual 3	Cond 3	Year 2000	Eff Age 26		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (7.94 x 330)		2,620	2,096	524
Total Site Improvement Value				524



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Lot Data	Primary Image	
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 3066</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 41,108.00 x .10 = 4,111</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 4,111</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 3,834</p> <p>Total Base Value 398,008</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 398,008</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 103,482</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 103,482</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 48,022</p> <p>Total Improvement Value 151,504</p> <p>Land Value 4,111</p> <p>Cost Approach Value 155,615 40.59/SqFt</p>	<p>Image ID 18831</p> <p>Image Date 5/12/2022</p> <p>Name 6787_1.JPG</p> <p>Description Pavement</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 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 48,022</p> <p>Land Value 4,111</p> <p>Total Appraised Value 155,615 40.59/SqFt</p>	



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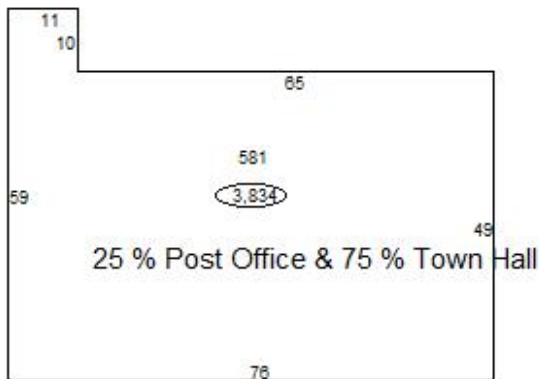
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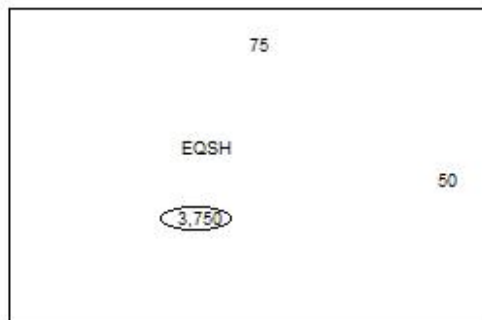
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Sketch Image

300006786



CPDT



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	581		30	581	3,834	1.000	3,834
2	N	0		30	25 % Post Office & 75 % Town Hall		0.000	
3	O	CPDT		30	CPDT	228	1.000	228
4	O	EQSH		30	EQSH	3,750	1.000	3,750
Total Building Area						3,834		3,834



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Cadastral ID 3010-010-003-00-0-001-00

Tax Area Code 203
Property Class E
Owners Name TOWN OF MAY

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Occupancy 1 581 Post Office, Main 100%
Occupancy 2
Occupancy 3
Total Floor Area 3,834
Average Perimeter 270
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 1985
Effective Age 41
Construction Class 7 - Pre-Engineered Steel Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Hip
Roof Cover Metal

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image

Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 4
Zone Description VI AREA 4
Base Cost 77.61
Wall Cost 10.61
HVAC Cost 15.59
Basement Cost 0.00
Total Base Cost 103.81
Total Area 3,834
Base RCN 398,008
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 398,008
Physical Depreciation 74%
Functional Depreciation
Total Depreciation 74% (294,526)
Total RCNLD 103,482
Lump Sums
Total Building Value 103,482 \$ 26.99 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / by Fire House	26x14x0			364
	Qual 3	Cond 3	Year 2020	Eff Age 6		
	0					
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (4.18 x 364)				1,522	487	1,035
	PACN	Paving - Concrete / by Building	84x34x0			2,856
	Qual 3	Cond 3	Year 2010	Eff Age 16		
	0					
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (3.79 x 2,856)				10,824	8,659	2,165
	EQSH	Equipment Shed / Fire House	75x50x12		Formed Metal	3,750
	Qual 3	Cond 3	Year 2010	Eff Age 16		
	0					
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (18.75 x 3,750)				70,313	26,016	44,297
	CPDT	Carport - Detached	19x12x6		Formed Metal	228
	Qual 3	Cond 3	Year 2005	Eff Age 21		
	0					
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (7.94 x 228)				1,810	1,285	525
Total Site Improvement Value						48,022