



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 300006796 Parcel ID 3010-00-013-008-0-001-00 Cadastral ID 3010-013-008-00-0-001-00 Property Type REAL - Real Property Property Class UC VI Area 3 Tax Area 203 - JT-5-FS/MAY-C Name ID 15637 W.B. JOHNSTON GRAIN CO. CONSOLIDATED GRAIN & BARGE CO. 411 WEST CHESTNUT ENID OK 73701-2057 Parcel Location Situs BROADWAY ST Subdivision MOREY ADDN.--MAY Lot/Block 0008 / 0013 Parcel Size 3 - Acres Sec/Twn/Rng / / / Neighborhood 300100 - MAY/MULTI School District J-5-FS - J-5-FORT SUPPLY (Woodward)																																																																																																																									
Legal Description Lat/Long: 36.61774082 -99.74734361										Building Permits SCALE HOUSE 1/6/2026																																																																																																															
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Lot Data	Primary Image
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 14810</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 148,104.00 x .10 = 14,810</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 14,810</p>	
Cost Approach	Image Information
<p>Manual Date 07/2025</p> <p>Total Building Area 858</p> <p>Total Base Value 143,269</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 143,269</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 42,981</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 42,981</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 377,971</p> <p>Total Improvement Value 420,952</p> <p>Land Value 14,810</p> <p>Cost Approach Value 435,762 507.88/SqFt</p>	<p>Image ID 38160</p> <p>Image Date 1/6/2026</p> <p>Name 001.JPG</p> <p>Description SCALE HOUSE</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 377,971</p> <p>Land Value 14,810</p> <p>Total Appraised Value 435,762 507.88/SqFt</p>



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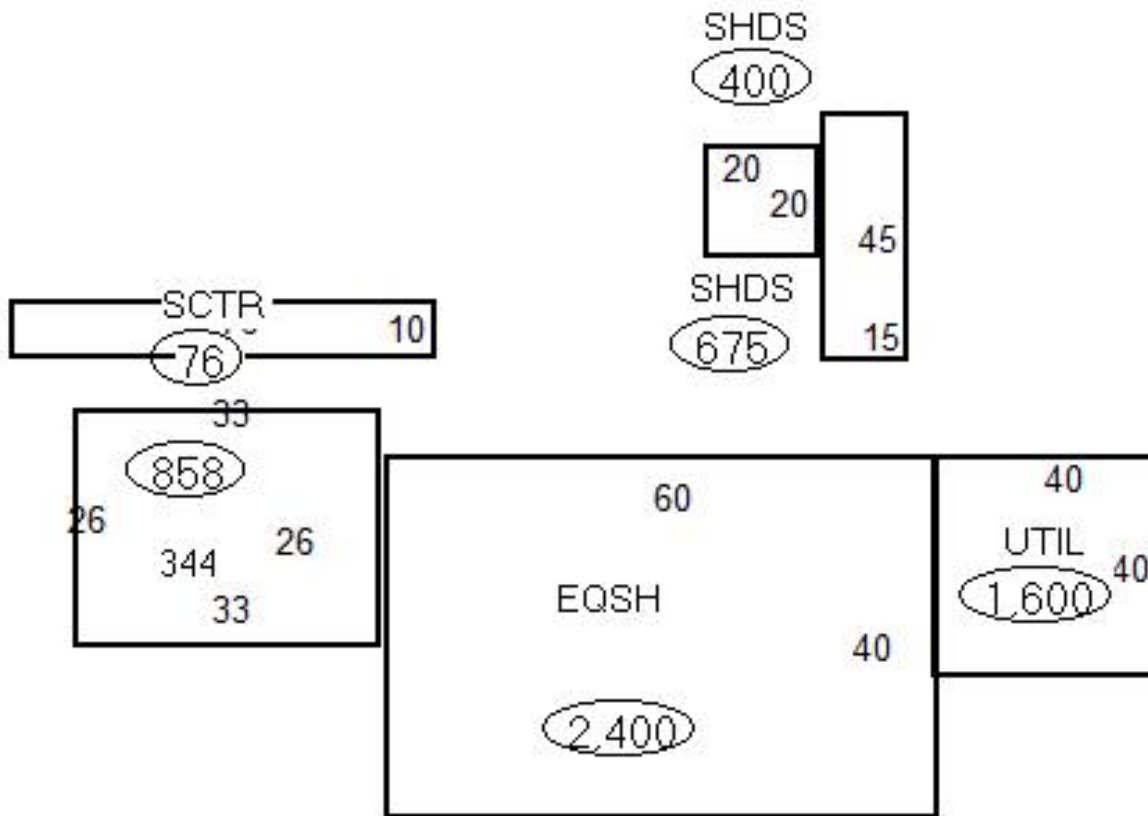
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Sketch Image

300006796



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		30	344	858	1.000	858
2	O	UTIL		30	EQSH	2,400	1.000	2,400
3	O	SCTR		50	SCTR	76	1.000	76
4	O	EQSH		50	SHDS	675	1.000	675
5	O	EQSH		50	SHDS	400	1.000	400
6	O	UTIL		50	UTIL	1,600	1.000	1,600
Total Building Area						858		858



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Account 300006796
Parcel ID 3010-00-013-008-0-001-00
Cadastral ID 3010-013-008-00-0-001-00

Tax Area Code 203
Property Class UC
Owners Name W.B. JOHNSTON GRAIN CO.

Building Data

Building ID 306
Building Sequence 1
Occupancy 1 344 Office Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 858
Average Perimeter 118
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 1960
Effective Age 53
Construction Class 1 - Residential Stud Frame
Quality 4 - Good
Condition 4 - Good
Exterior Wall 87 - Stud Hardboard Siding
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Gable
Roof Cover Composition

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

Building Image



Image Information

Image Name 001.JPG
Image Date 1/6/2026
Image Name 001.JPG
Description SCALE HOUSE

Cost Calculations

Appraisal Zone 3
Zone Description VI AREA 3
Base Cost 108.02
Wall Cost 41.19
HVAC Cost 17.77
Basement Cost 0.00
Total Base Cost 166.98
Total Area 858
Base RCN 143,269
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 143,269
Physical Depreciation 70%
Functional Depreciation
Total Depreciation 70% (100,288)
Total RCNLD 42,981
Lump Sums
Total Building Value 42,981 \$ 50.09 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STPR	Storage Tanks - Pressure	0x0x0	Base		100
	Qual	3	Cond 3	Year 2023	Eff Age 3	
	0					
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (4.56 x 100)				456	32	424
	STPR	Storage Tanks - Pressure	0x0x0	Base		100
	Qual	3	Cond 3	Year 2023	Eff Age 3	
	0					
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (4.56 x 100)				456	32	424
	SCTR	Scales - Truck, Concrete Platform	76x0x0	Concrete		76
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	0					
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (632.05 x 76)				48,036	25,939	22,097
	UTIL	Utility Building	60x40x16	Concrete	Galvanized Metal	2,400
	Qual	4	Cond 4	Year 1970	Eff Age 45	
	0					
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (25.88 x 2,400)				62,112	42,236	19,876
	PACN	Paving - Concrete	40x6x0	Concrete		240
	Qual	4	Cond 4	Year 1970	Eff Age 45	
	0					
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (6.33 x 240)				1,519	1,215	304
	#N1	METAL GRAIN BIN/ELEVATOR	0x0x0	Base		197,000
	Qual	4	Cond 4	Year 1970	Eff Age	
	0					
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 197,000)				197,000	63,040	133,960
	#N1	CONCRETE GRAIN BIN/ELEVATOR	0x0x0	Base		197,000
	Qual	4	Cond 4	Year 1970	Eff Age	
	0					
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 197,000)				197,000	33,490	163,510

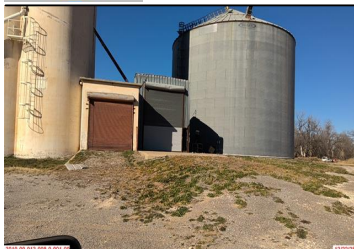


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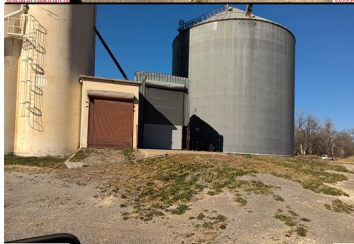
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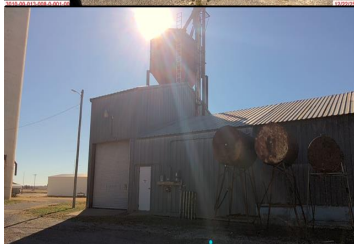
EQSH	Equipment Shed				20x20x10	Base	Galvanized Metal	400
Qual	4	Cond	4	Year	1970	Eff Age	45	

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (24.34 x 400)		9,736	6,620	3,116



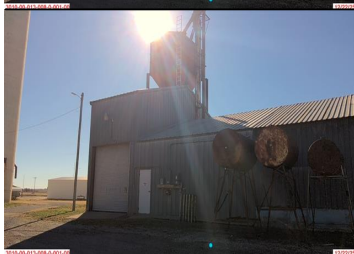
EQSH	Equipment Shed				45x15x8	Base	Galvanized Metal	675
Qual	4	Cond	4	Year	1970	Eff Age	45	

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (22.68 x 675)		15,309	10,410	4,899



UTIL	Utility Building				40x40x14	Concrete	Galvanized Metal	1,600
Qual	4	Cond	4	Year	1970	Eff Age	45	

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (27.37 x 1,600)		43,792	29,779	14,013



#N13.14	SEED CLEANER				40x40x14	Base		1,600
Qual	4	Cond	4	Year	1970	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (13.14 x 1,600)		21,024	5,676	15,348

Total Site Improvement Value	377,971
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