



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
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Assessment Data					Primary Image																																																																																																																				
Account 300006830 Parcel ID 3020-00-021-021-0-001-00 Cadastral ID 3020-021-021-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 203 - JT-5-FS/MAY-C Name ID 25228 SPENCER, DEAN AND LAVERNE SPENCER PO BOX 24 MAY OK 73851- Parcel Location Situs 00218 BROADWAY ST Subdivision MOREY 2ND ADDN--MAY Lot/Block 0021 / 0021 Parcel Size 4 - Lots Sec/Twn/Rng / / / Neighborhood 300100 - MAY/MULTI School District J-5-FS - J-5-FORT SUPPLY (Woodward)					<p>3020-00-021-021-0-001-00_002.JPG 4/4/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.61774886 -99.74666065 MOREYS 2ND ADD. BLOCK 21 LOTS 21-22-23-24 BOOK 773 PAGE 150																																																																																																																									
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Lot Data	Square-Foot - MAY ORIG/MOREYS	Primary Image
Lot Size	100 x 140	<p>3020-00-021-021-0-001-00 04/03/23</p> <p>3020-00-021-021-0-001-00_002.JPG 4/4/2023</p>
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	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,456 / 1,456
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,456
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	672 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1965 / 73



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	79.35	Total Misc Impr	+ 8,083
Roofing Adj	+ 3.26	Garage Cost	+ 14,303
Subfloor Adj	+ 0.00	Total RCN	= 163,429
Heat/Cool Adj	+ 8.78	Depreciation (78%)	- 127,475
Plumbing Adj	+ 5.48	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 35,954
Adj Base Cost	= 96.87	Lot Value	+ 980
Total Area	x 1,456	Indicated Value	= 36,934
Adjusted Cost	= 141,043	Value Per SqFt	25.37

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	35,954		
Lot Value	980		
Indicated Value	36,934	25.37	Per SqFt
Agland Value			
Site Improvements	1,134		
Total Value	38,068	26.15	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1	1	3,898.41		3,898
PATC	Covered Patio	7253	30x4		120	15.02		1,802
PATO	Patio - Open	7256	20x18		360	6.62		2,383



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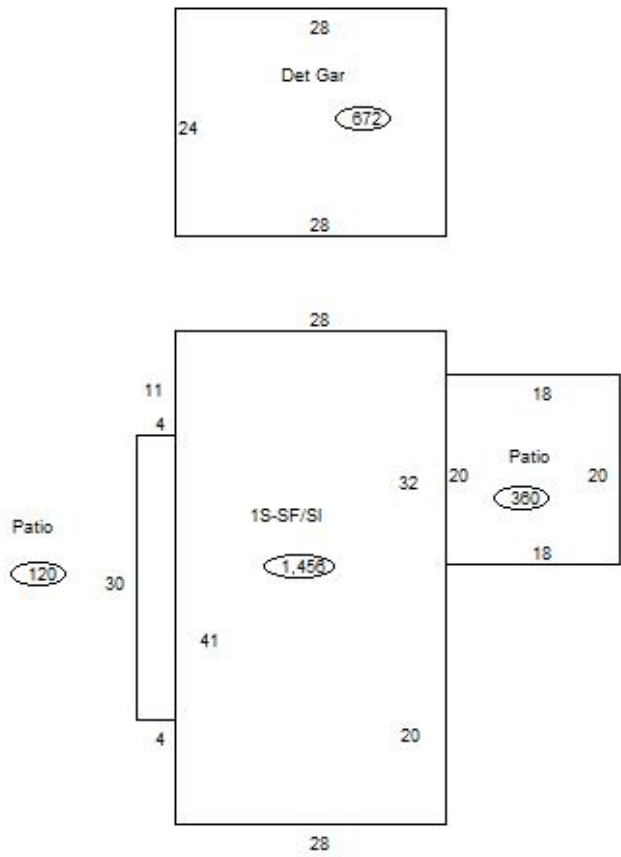
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATC		20	Patio	120	1.000	120
2	R	1	Slab	20	1S-SF/Sl	1,456	1.000	1,456
3	G	2		20	Det Gar	672	1.000	672
4	M	PATO		20	Patio	360	1.000	360
Total Building Area						1,456		1,456



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete	21x21x0			441
	Qual 3	Cond 3	Year 2000	Eff Age 26		
			0			

Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (4.17 x 441)	1,839		1,839	1,471	368



Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Metal	9x12x6		Formed Metal	108
	Qual 3	Cond 3	Year 2000	Eff Age 26		

Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
Base Cost (23.66 x 108)	2,555		2,555	1,789	766