




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 300006834 Parcel ID 3020-00-022-013-0-001-00 Cadastral ID 3020-022-013-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 203 - JT-5-FS/MAY-C Name ID 25697 MCMINN, CHRISTOPHER & CONNIE MCMINN P.O. BOX 21 MAY OK 73851- Parcel Location Situs US 412 HWY Subdivision MOREY 2ND ADDN--MAY Lot/Block 0013 / 0022 Parcel Size 4 - Lots Sec/Twn/Rng / / / Neighborhood 300100 - MAY/MULTI School District J-5-FS - J-5-FORT SUPPLY (Woodward)					 <p>MOBILE HOME 9/30/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.62235874 -99.80073565 MOREYS 2ND ADD. BLOCK 22 LOTS 13-14-15-16 BOOK 788 PAGE 116																																																																																																																									
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Lot Data	Square-Foot - MAY ORIG/MOREYS	Primary Image
Lot Size	100 x 140	 <p>3020-00-022-013-0-001-00 09/30/25</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	6 Mobile Home 74 x 14
Condition	4 - Good
Quality	4 - Good
Architecture	SWMH Singlewide MH
Style	100% Single Wide
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,036 / 1,036
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	2 Composition Roll
Area on Slab	1,036
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2012 / 11

MOBILE HOME 9/30/2025

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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	53,471		
Lot Value	980		
Indicated Value	54,451	52.56	Per SqFt
Agland Value			
Site Improvements	5,001		
Total Value	59,452	57.39	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	64.23	Total Misc Impr	+ 1,307
Roofing Adj	+ 3.37	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 89,118
Heat/Cool Adj	+ 4.96	Depreciation (40%)	- 35,647
Plumbing Adj	+ 12.19	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 53,471
Adj Base Cost	= 84.76	Lot Value	+ 980
Total Area	x 1,036	Indicated Value	= 54,451
Adjusted Cost	= 87,811	Value Per SqFt	52.56

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	13567	8x6	2025	48	17.83		856
PRCH	Porch	13568	5x5	2025	25	18.04		451



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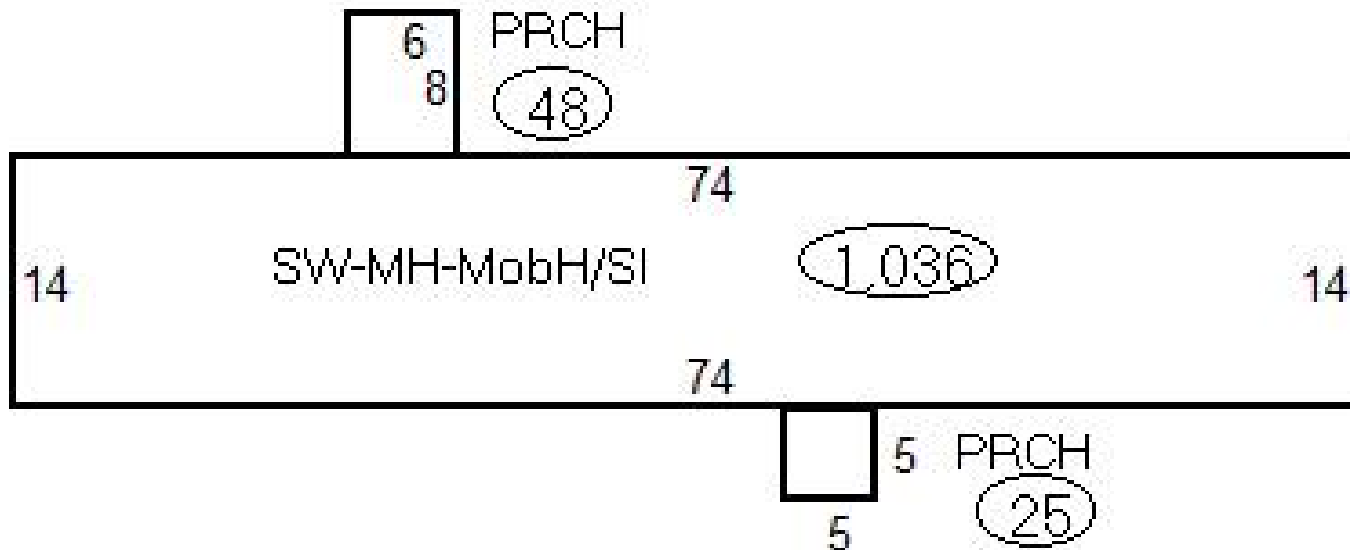
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13	Slab	20	SW-MH-MobH/Sl	1,036	1.000	1,036
2	M	PRCH		20	PRCH	48	1.000	48
3	M	PRCH		20	PRCH	25	1.000	25
Total Building Area						1,036		1,036



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small / RED / DOG HOUSE	20x10x8	Dirt	Formed Metal	200
	Qual	3	Cond 3	Year 2025	Eff Age 1	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (16.85 x 200)		3,370	3,370	169	3,201
	ASC	Awning/Shelter/Carport / BY RED SHED	10x10x6	Dirt	Galvanized Metal	100
	Qual	3	Cond 3	Year 2025	Eff Age 1	
	Valuation Summary		Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
	Base Cost (3.88 x 100)		388	388	12	376
	PATO	Patio - Open	9x9x0	Concrete		81
	Qual	3	Cond 3	Year 2025	Eff Age 1	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (9.78 x 81)		792	792	40	752
	PACN	Paving - Concrete / BY SHED	10x10x0	Concrete		100
	Qual	3	Cond 3	Year 2025	Eff Age 1	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (7.07 x 100)		707	707	35	672