



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:28:14
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300006845 Parcel ID 3020-00-026-009-0-001-00 Cadastral ID 3020-026-009-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 203 - JT-5-FS/MAY-C Name ID 15656 PROTZ, KRISTEN E. & AMANDA A. HRON 4520 W. QUEENS STREET BROKEN ARROW OK 74012- Parcel Location Situs BROADWAY ST Subdivision MOREY 2ND ADDN--MAY Lot/Block 0009 / 0026 Parcel Size 8 - Lots Sec/Twn/Rng / / / Neighborhood 300100 - MAY/MULTI School District J-5-FS - J-5-FORT SUPPLY (Woodward)					<p>3020-00-026-009-0-001-00 08-29-2019</p>																																																																																																																				
Legal Description Lat/Long: 36.63388177 -99.79224859 MOREYS 2ND ADD. BLOCK 26 LOTS 9 THRU 16 BOOK 750 PAGE 94																																																																																																																									
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						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																																																																																																	
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Date 02/06/2026
 Time 07:28:14
 Page 2

Lot Data		Square-Foot - MAY ORIG/MOREYS
Lot Size	200	x 140
Lot Count		
Units Buildable	1960	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	28,000.00 x .07 = 1,960	
Factor Value		
Adjustments		
Lot Value	1,960	



Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	1 - Low
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	840 / 840
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	240 Carport - Gable Roof
Remodel	
Year/Eff Age	1940 / 103

FRONT OF HOUSE 9/11/2019

Cost Approach		Manual :	
Base Cost	75.45	Total Misc Impr	+ 5,591
Roofing Adj	+ 3.50	Garage Cost	+ 1,132
Subfloor Adj	+ 2.18	Total RCN	= 80,744
Heat/Cool Adj	+ 1.29	Depreciation (80%)	- 64,595
Plumbing Adj	+ 5.70	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 16,149
Adj Base Cost	= 88.12	Lot Value	+ 1,960
Total Area	x 840	Indicated Value	= 18,109
Adjusted Cost	= 74,021	Value Per SqFt	21.56

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	16,149		
Lot Value	1,960		
Indicated Value	18,109	21.56	Per SqFt
Agland Value			
Site Improvements	1,485		
Total Value	19,594	23.33	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
RSPC	Raised Slab Porch - Covered	7265	26x8		208	26.88	5,591



Harper

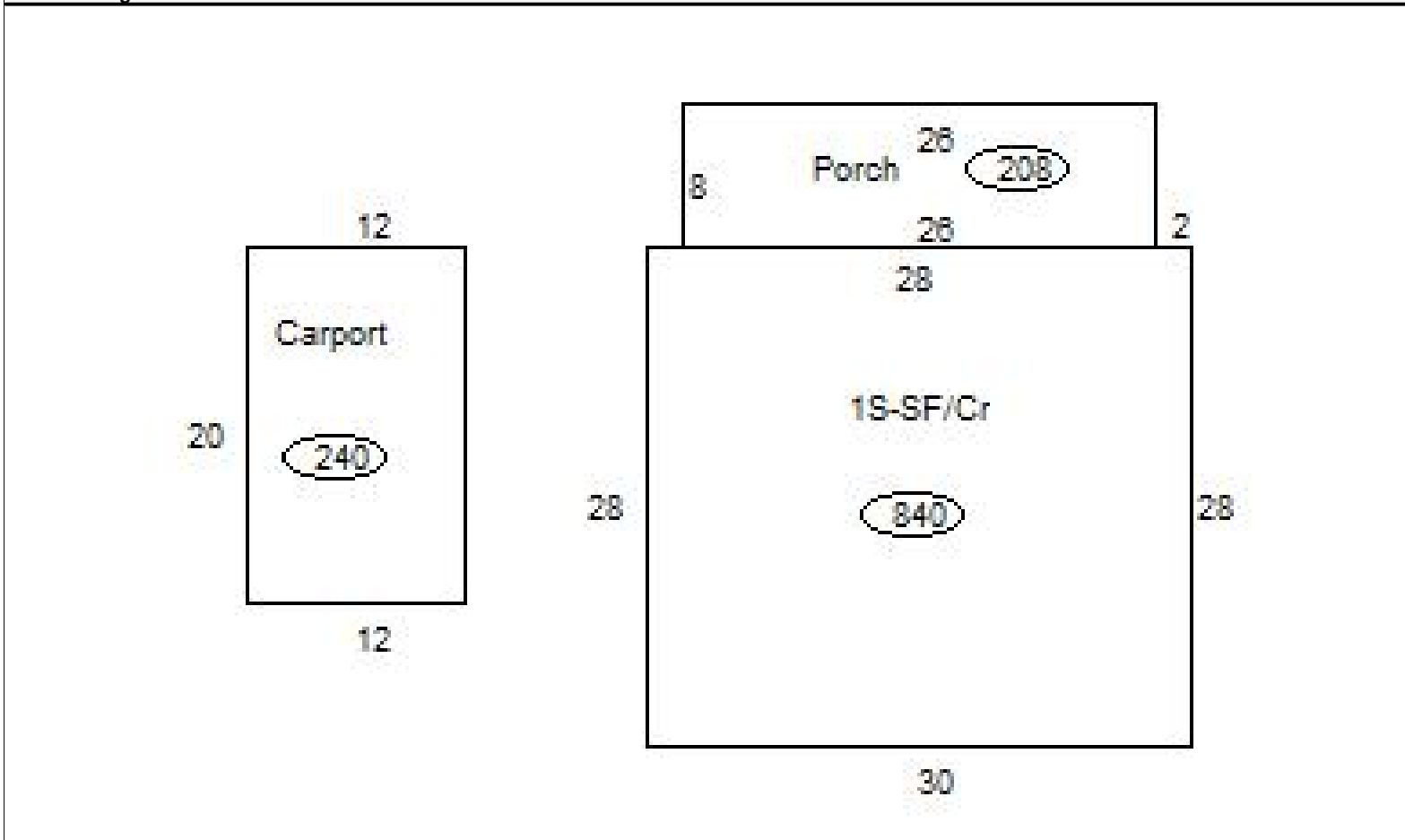
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Date 02/06/2026
Time 07:28:14
Page 3

Sketch Image

300006845



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	208	1.000	208
2	R	1	Crawl	20	1S-SF/Cr	840	1.000	840
3	G	3		20	Carport	240	1.000	240
Total Building Area						840		840



Harper

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Date 02/06/2026
Time 07:28:14
Page 4

300006845

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	SHDS	Yard Shed - Metal	10x10x6		Formed Metal	100		
	Qual	3	Cond	3	Year	1998	Eff Age	28

Valuation Summary		Modifier Total	RCN	Depr (73% Phys/ 0% Func)	RCNLD
Base Cost (24.13 x 100)	2,413		2,413	1,761	652

	SHDS	Yard Shed - Metal	10x16x6		Formed Metal	160		
	Qual	3	Cond	3	Year	1996	Eff Age	30

Valuation Summary		Modifier Total	RCN	Depr (76% Phys/ 0% Func)	RCNLD
Base Cost (21.68 x 160)	3,469		3,469	2,636	833



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 Time 07:28:14
 Page 5

Lot Data		-		Primary Image			
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities Method Base Lot Value Factor Value Adjustments Lot Value							
Residential Data				GRM Approach			
Type	6 Mobile Home 60 x 12			GRM Code			
Condition	3 - Average			Gross Rent			
Quality	2 - Fair			Indicated Value			
Architecture	SWMH Singlewide MH			Multiple Regression			
Style	100% Single Wide			MRA Code			
Exterior Wall	100% Aluminum Sheet			Adusted R			
Base/Total Area	720 / 720			Indicated Value			
Style	100% Single Wide			Direct Comparables			
HVAC	100% Warmed & Cooled Air			Selection Model			
Roof Cover	14 Metal, Ribbed			DEFAULT DEFAULT SELECTION MODEL			
Area on Slab	0			Adjustment Model			
Fixture/RghIn	5 /			DEFAULT DEFAULT ADJUSTMENTS TABLE			
Bed/F/H Bath	2 / 1.0 /			Comparables			
Basement Area				Indicated Value			
Garage Type				Value Reconciliation			
Remodel				Selected Approach			
Year/Eff Age	1981 / 45			Cost Approach			
Cost Approach		Manual :					
Base Cost	48.82	Total Misc Impr	+	1,802			
Roofing Adj	+ 2.43	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	47,515			
Heat/Cool Adj	+ 4.71	Depreciation (80%)	-	38,012			
Plumbing Adj	+ 7.53	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	9,503			
Adj Base Cost	= 63.49	Lot Value	+				
Total Area	x 720	Indicated Value	=	9,503			
Adjusted Cost	= 45,713	Value Per SqFt		13.20			
				Selected Approach Cost Approach Improvements 9,503 Lot Value Indicated Value 9,503 13.20 Per SqFt Agland Value Site Improvements Total Value 9,503 13.20 Total Value Per SqFt			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	7269	120		120	15.02		1,802



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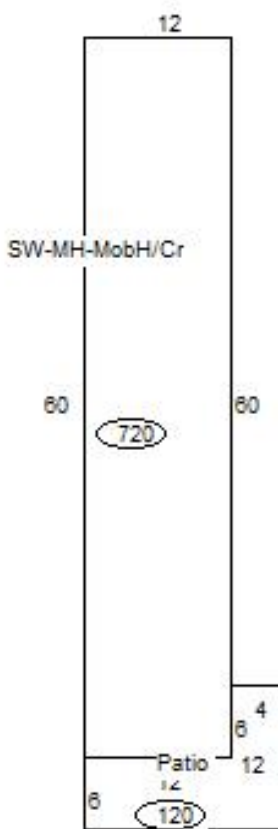
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Page 6

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2	M	PATC		20	Patio	120	1.000	120
Total Building Area						720		720