

Property Record Card

Rio Grande County Assessor

SHAW JOHNNY

601 S HARDING ST STE 2
ENID, OK 73703-6322

Account: R008237

Tax Area: 7J - 07J
Acres: 0.000

Parcel: 21-361-00-167

Situs Address:
27680 W HWY 160
SOUTH FORK, 81154

Value Summary

Value By:	Market	Override
Land (1)	\$2,286,900	\$234,240
Commercial (1)	\$44,283	N/A
Commercial (2)	\$49,265	N/A
Commercial (3)	\$66,546	N/A
Commercial (4)	\$308,884	N/A
Commercial (5)	\$90,875	N/A
Residential (1)	\$314,500	N/A
Total	\$3,161,253	\$1,108,593

Legal Description

Section: 36 Township: 40 Range: 3 FR NW4NE4 SEC 36-40-3 BEG AT NW COR OF PAR WH COR IS ID W/ SLY LIM HWY 160 RTY WH N4 COR SEC 36 BEARS N 1 DEG 3' E 626.22 TH S 80 DEG 4'E 568.24 FT AL SLY LIM HWY RTY TH N 9 DEG 56' E 25 FT AL SLY HWY RTY TH S 80 DEG 4'E 696.42 FT AL HWY RTY TO PT OF INTERSEC W/E LINE NW4NE4 SEC 36 TH S 0 DEG 3'W 168.03 FT AL E LINE NW4NE4 SEC 36 TH S 77 DEG 6' W 63.68 FT TH S 0 DEG 48' E 357.70 FT TH N 88 DEG 34' W 1206.06 FT TH N 1 DEG 3' E 703.38 FT AL W LINE NW4NE4 SEC 36 TO POB CONT 17.50 FT FR NW4NE4 SEC 36-40-3 BEG AT NE COR OF PAR DESC BEING A PT ON THE SLY ROW FOR HWY 160 WH N1/16TH SEC 36 BEARS S 42 DEG 28'53"W 834.07 FT TH S 9 DEG 8'21"W 25.29 FT TH N 80 DEG 0'8"W 63.07 FT TH N 9 DEG 58'52"E 25.25 FT TH S 80 DEG 3'4"E 63.70 FT TO POB CONT 0.04 AC M/L



Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
449744	05/01/2023	SPWD	UV	Y	\$2,250,000	49.27	\$2,250,000	49.27	\$2,250,000	49.27
440299	10/15/2020	SPWD	QV	Y	\$1,500,000	73.91	\$1,500,000	73.91	\$2,123,752	52.20
	05/01/2017	WD		Y	\$1,100,000	100.78	\$1,100,000	100.78	\$1,100,000	100.78
413117	08/10/2011	WD		Y	\$1,300,000	85.28	\$1,300,000	85.28	\$1,300,000	85.28
381545	02/12/2004	WD		Y	\$725,000	152.91	\$725,000	152.91	\$725,000	152.91
367144	01/31/2001	WD		Y	\$645,000	171.87	\$645,000	171.87	\$645,000	171.87
0	06/22/1994	WD		Y	\$390,000	284.25	\$390,000	284.25	\$390,000	284.25

Land Occurrence 1

Property Code	2115 - LODGING-LAND	Measure By	Square Feet
SQFT	762300		

Property Record Card

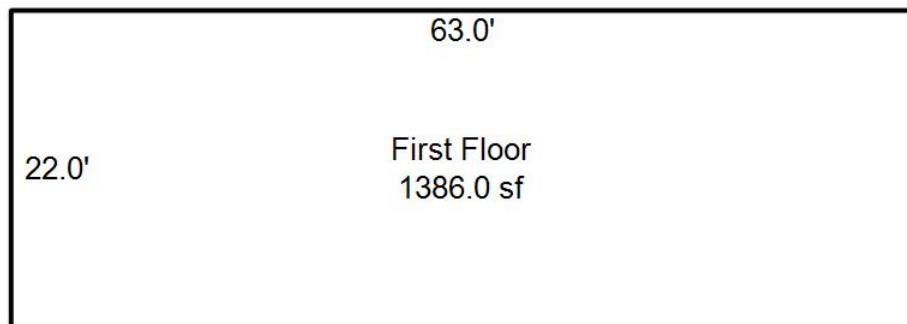
Rio Grande County Assessor

Land Occurrence 1

Commercial Occurrence 1

Property Code	2215 - LODGING-IMPROVEMENTS	Actual Year Built	1949
Architectural Style	D - Wood	Depreciation	1949 - 1949
Effective Year Built	1960	Exterior Wall	11 - Log
Percent	100	Floor	03 - Carpet 09 - Resilient
Percent	100	Frame	04 - Wood framing
Heat Type	9 - 9	Interior Wall	02 - Drywall
Percent	100	Roof Cover	Pro panel metal
Roof Structure	03 - Gable	Stories	1 - 1

SubArea	Actual	Effective	Footprint	Heated
BAS - BASE AREA	1386	1386	1386	1386
Total	1,386.00	1,386.00	1,386.00	1,386.00
	Value	Rate	Rate	Rate
	\$44,283	31.95	31.95	31.95



Commercial Occurrence 2

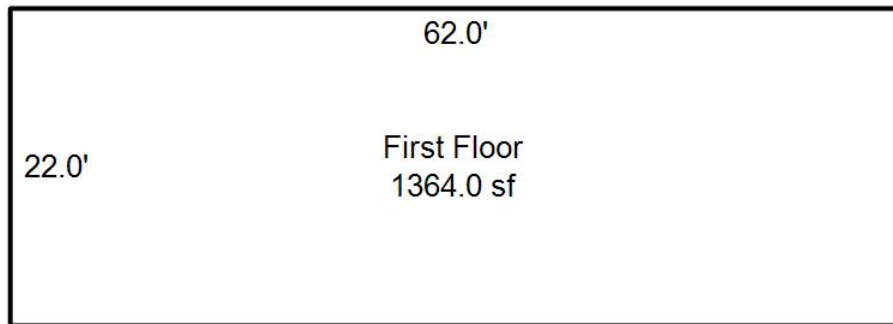
Property Code	2215 - LODGING-IMPROVEMENTS	Actual Year Built	1945
Architectural Style	D - Wood	Depreciation	1945 - 1945
Effective Year Built	1966	Exterior Wall	11 - Log
Percent	100	Floor	03 - Carpet 09 - Resilient
Percent	100	Frame	04 - Wood framing
Heat Type	9 - 9	Interior Wall	02 - Drywall
Percent	100	Roof Cover	Pro panel metal
Roof Structure	03 - Gable	Stories	1 - 1

Property Record Card

Rio Grande County Assessor

Commercial Occurrence 2

SubArea	Actual	Effective	Footprint	Heated
BAS - BASE AREA	1364	1364	1364	1364
Total	1,364.00	1,364.00	1,364.00	1,364.00
	Value	Rate	Rate	Rate
	\$49,265	36.12	36.12	36.12



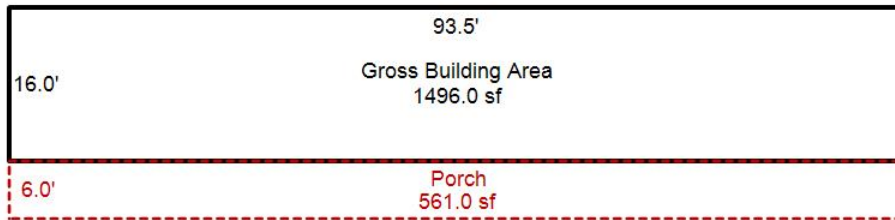
Commercial Occurrence 3

Property Code	2215 - LODGING-IMPROVEMENTS	Actual Year Built	1964	
Architectural Style	D - Wood	Depreciation	1964 - 1964	
Effective Year Built	1978	Exterior Wall	08 - Wood siding	
Percent	100	Floor	06 - Hardwood 03 - Carpet	
Percent	100	Frame	04 - Wood framing	
Heat Type	9 - 9	Interior Wall	02 - Drywall	
Percent	100	Roof Cover	Pro panel metal	
Roof Structure	03 - Gable	Stories	1 - 1	
SubArea	Actual	Effective	Footprint	Heated
BAS - BASE AREA	1497	1497	1497	1497
MEZ - MEZZANINE	564	564	564	564
Total	2,061.00	2,061.00	2,061.00	2,061.00
	Value	Rate	Rate	Rate
	\$66,546	32.29	32.29	32.29

Property Record Card

Rio Grande County Assessor

Commercial Occurrence 3



Commercial Occurrence 4

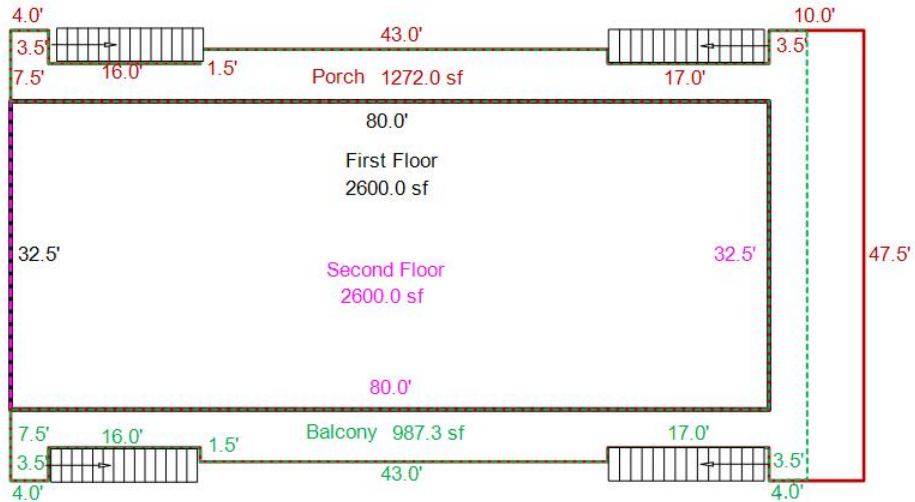
Property Code	2215 - LODGING-IMPROVEMENTS	Actual Year Built	1983
Architectural Style	D - Wood	Depreciation	1983 - 1983
Effective Year Built	1983	Exterior Wall	08 - Wood siding
Percent	100	Floor	06 - Hardwood 03 - Carpet
Percent	100	Frame	04 - Wood framing
Heat Type	9 - 9	Interior Wall	02 - Drywall
Percent	100	Roof Cover	Pro panel metal
Roof Structure	03 - Gable	Stories	2 - 2

SubArea	Actual	Effective	Footprint	Heated
BAS - BASE AREA	5216	5216	5216	5216
Total	5,216.00	5,216.00	5,216.00	5,216.00
	Value	Rate	Rate	Rate
	\$308,884	59.22	59.22	59.22

Property Record Card

Rio Grande County Assessor

Commercial Occurrence 4



Commercial Occurrence 5

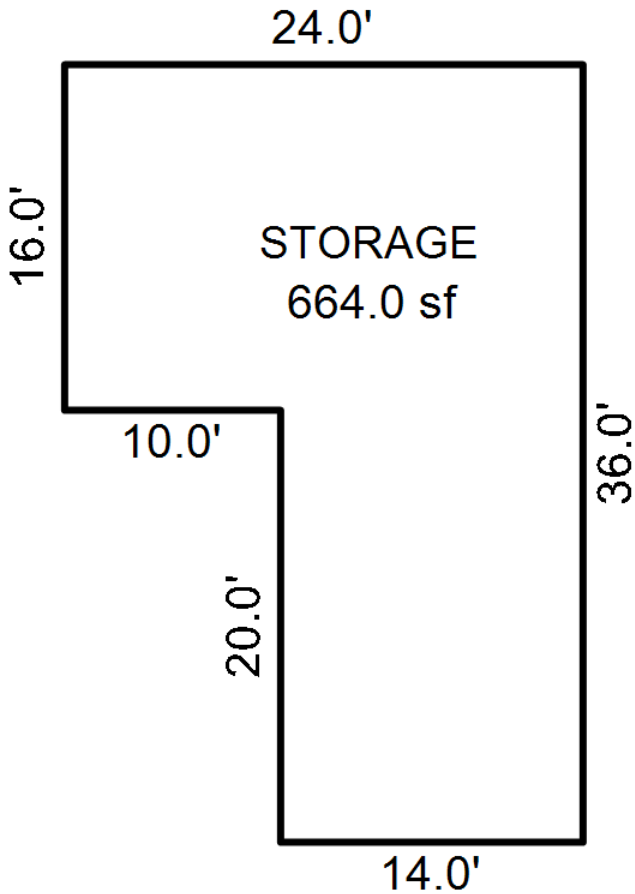
Property Code	2215 - LODGING-IMPROVEMENTS	Actual Year Built	1970
Architectural Style	D - Wood	Depreciation	1970 - 1970
Effective Year Built	1990	Exterior Wall	08 - Wood siding
Percent	100	Floor	04 - Conc finish
Percent	100	Frame	04 - Wood framing
Heat Type	0 - 0	Interior Wall	08 - Plywood
Percent	100	Roof Cover	Pro panel metal
Roof Structure	03 - Gable	Stories	1 - 1

SubArea	Actual	Effective	Footprint	Heated
BAS - BASE AREA	664.0	664.0	664.0	664.0
Total	664.00	664.00	664.00	664.00
	Value	Rate	Rate	Rate
	\$90,875	136.86	136.86	136.86

Property Record Card

Rio Grande County Assessor

Commercial Occurrence 5



Residential Occurrence 1

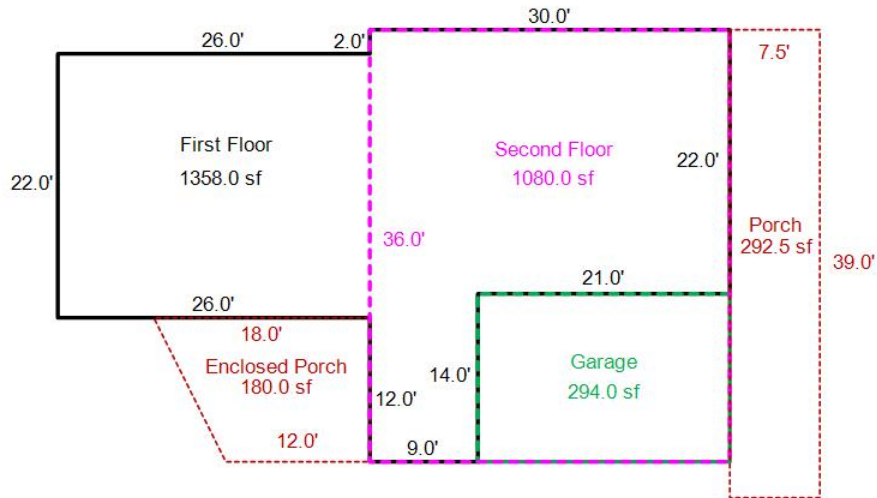
Property Code	1212 - SINGLE FAM.RES-IMPROVEMENTS	Actual Year Built	1950
Effective Year Built	2002	Building Type	L - Log
Architectural Style	2ST - 2ST	Bedrooms	2
Baths	2	Condition	03 - Average
Heat Type	MA - Forced Air	Roof Structure	HC - Gable Roof
Room Count	12	Stories	2 - Stories 2.0
Construction Quality	1 - 1	Depreciation	2000 - 2000

SubArea	Actual	Effective	Footprint	Heated
GLA2 - ABOVE FIRST	1080	929		1080
GLA - FIRST FLOOR	1409	1409	1409	1409
GAR - GARAGE		85		
Total	2,489.00	2,423.00	1,409.00	2,489.00
	Value	Rate	Rate	Rate
	\$314,500	126.36	129.80	223.21

Property Record Card

Rio Grande County Assessor

Residential Occurrence 1



Abstract Summary

Code	Classification	Non-School Actual Value	Non-School Taxable Value	School Actual Value	School Taxable Value	Actual Override	Taxable Override
1212	SINGLE FAM.RES- IMPROVEMENTS	\$314,500	\$19,660	\$314,500	\$22,170	\$314,500	\$19,660
2115	LODGING-LAND	\$2,286,900	\$617,460	\$2,286,900	\$617,460	\$234,240	\$63,240
2215	LODGING- IMPROVEMENTS	\$559,853	\$151,163	\$559,853	\$151,163	\$559,853	\$151,163
Total		\$3,161,253	\$788,283	\$3,161,253	\$790,793	\$1,108,593	\$234,063