



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300000004 <b>Parcel ID</b> 0000-02-25N-20W-2-001-00 <b>Cadastral ID</b> 0000-25N-20W-02-2-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 1 <b>Tax Area</b> 105 - J-6-FREEDOM <b>Name ID</b> 12363 ZY LAND & CATTLE CO, LLC.  RR 1, BOX 15 FREEDOM OK 73842-					<p>0000-02-25N-20W-2-001-00 03/28/23</p>																																																																																																																				
<b>Parcel Location</b> <b>Situs</b> 225N20W21 <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 78 - Acres <b>Sec/Twn/Rng</b> 2 / 25 / 20 / 2 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> J-6-WOOD - J-6 FREEDOM (Woods)																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.77744260 -99.30382091 SEC.2-25-20 LOTS 3-4 BOOK 785 PAGE 683 BOOK 782 PAGE 837					<b>Building Permits</b> <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>0000-02-25N-20W-2-001-00_005.JPG</td> <td></td> <td>4/3/2023</td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	0000-02-25N-20W-2-001-00_005.JPG		4/3/2023																																																																																																								
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1 Topography Street Access Utilities Amenities  Method Acre Base Lot Value 1.00 x 5,000.00 = 5,000 Factor Value Adjustments Lot Value 5,000		

Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

0000-02-25N-20W-2-001-00	03/28/23
0000-02-25N-20W-2-001-00_005.JPG	4/3/2023

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	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 5,000
Total Area	x	Indicated Value	= 5,000
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	5,000		
Indicated Value	5,000	0.00	Per SqFt
Agland Value	6,489		
Site Improvements	28,798		
Total Value	40,287	0.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	HAYS	Hay Shed Open Sides	40x14x10		Formed Metal	560
	Qual	3	Cond 3	Year 2019	Eff Age 7	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.96 x 560)	4,458		4,458	1,115	3,343
	CPDT	Carport - Detached OVER CHUTE	20x16x10		Formed Metal	320
	Qual	3	Cond 3	Year 2019	Eff Age 7	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (41% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (9.19 x 320)	2,941		2,941	1,206	1,735
	SHDS	Shipping/Storage Container	40x8x8			320
	Qual	3	Cond 3	Year 2018	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (18.26 x 320)	5,843		5,843	2,162	3,681
	UTIL	Utility Building	72x30x12		Formed Metal	2,160
	Qual	3	Cond 3	Year 1990	Eff Age 36	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (62% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (23.23 x 2,160)	50,177		50,177	31,110	19,067
	GBST	Grain Bin 1000 BU	0x0x0			1,000
	Qual	3	Cond 3	Year 1985	Eff Age 41	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (1.62 x 1,000)	1,620		1,620	1,296	324
	GBST	Grain Bin 1000 BU	0x0x0			1,000
	Qual	3	Cond 3	Year 1985	Eff Age 41	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (1.62 x 1,000)	1,620		1,620	1,296	324
	GBST	Grain Bin 1000 BU	0x0x0			1,000
	Qual	3	Cond 3	Year 1985	Eff Age 41	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (1.62 x 1,000)	1,620		1,620	1,296	324



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CA	CAREY SILT 1-3%	NP	50			3.851	160	160	616	616
CA	CAREY SILT 1-3%	CR	50			5.678	255	255	1,445	1,445
QA	QUINLAN LOAM	NP	11			33.164	35	35	1,167	1,167
QA	QUINLAN LOAM	CR	11			1.171	56	56	66	66
QC	QUINLAN-WDWARD 5-12%	NP	14			.279	45	45	12	12
QC	QUINLAN-WDWARD 5-12%	CR	14			3.443	71	71	245	245
W	WATER	NP	0			1.065	0	0	0	0
WB	WOODWARD 3-8%	NP	33			18.843	106	106	1,990	1,990
WD	WOODWARD-QUINLAN3-8%	NP	23			3.793	74	74	279	279
WD	WOODWARD-QUINLAN3-8%	CR	23			5.714	117	117	669	669
<b>CR Totals</b>						77.000			6,489	6,489
<b>Total Agland</b>						77.000			6,489	6,489