




# 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> 300000034 <b>Parcel ID</b> 0000-09-25N-20W-2-001-00 <b>Cadastral ID</b> 0000-25N-20W-09-2-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 1 <b>Tax Area</b> 102 - 4R-BUFFALO <b>Name ID</b> 12362 WYATT, DAVID B. & DARLA K. WYATT  1617 SW 113TH PLACE OKLAHOMA CITY OK 73170-0000  <b>Parcel Location</b> <b>Situs</b> 925N20W21 <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 160 - Acres <b>Sec/Twn/Rng</b> 9 / 25 / 20 / 2 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 4-BUFFAL - 4-BUFFALO					 EQUIPMENT SHELTER 1/27/2025														
<b>Legal Description</b> Lat/Long: 36.79068479 -99.30400984																			
SEC 9-25-20 NW4 BOOK 682 PAGE 684					<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
					682/684	CHABINO, DARRELL AND	08/14/2012	100,000	04										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>	<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	<b>78.740</b>	<b>Current Tax</b>											
<b>Remove Cap</b>	<b>Land Value</b>	15,936	15,936	12%	1,912	<b>Assessed</b>	31,520	2,481.88											
<b>Year Frozen</b>	<b>Improvements</b>	264,054	246,739		29,608	<b>Penalty</b>	0												
<b>Uncapped Value</b> 0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00											
<b>TIF Project ID</b> 0	<b>Total Value</b>	279,990	262,675		31,520	<b>Total Taxable</b>	31,520	2,482.00											
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>	<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>												
2025	2025-300000034	WYATT, DAVID B. &	102	279,990	0	30,602	2,410.00												
2024	2024-300000034	WYATT, DAVID B. &	102	182,053	0	16,292	1,327.00												
2023	2023-300000034	WYATT, DAVID B. &	102	78,540	0	9,425	780.00												
2022	2022-300000034	WYATT, DAVID B. &	102	78,540	0	9,425	775.00												
2021	2021-300000034	WYATT, DAVID B. &	102	78,540	0	9,425	778.00												
2020	2020-300000034	WYATT, DAVID B. &	102	78,540	0	9,401	774.00												
2019	2019-0000034	WYATT, DAVID B. &	102	79,963		9,127	756.00												
2018	2018-0000034	WYATT, DAVID B. &	102	79,963		8,862	735.00												
2017	2017-0000034	WYATT, DAVID B. &	102	24,303		2,118	176.00												
2016	2016-0000034	WYATT, DAVID B. &	102	71,129		6,363	541.00												
2015	2015-0000034	WYATT, DAVID B. &	102	69,234		6,178	490.00												
2014	2014-0000034	WYATT, DAVID B. &	102	66,111		5,997	481.00												
2013	2013-0000034	WYATT, DAVID B. &	102	66,111		5,823	464.00												



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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	1 Single Family Residence
Condition	1 - Low
Quality	1 - Low
Architecture	MTL METAL HOME
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,248 / 1,248
Style	100% One Story
HVAC	
Roof Cover	4 Metal, Preformed
Area on Slab	1,248
Fixture/RghIn	5 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	832 Attached Garage - Finished
Remodel	
Year/Eff Age	2017 / 13

EQUIPMENT SHELTER	1/27/2025
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GRM Approach	
GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted 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	65.38	Total Misc Impr	+ 9,812
Roofing Adj	+ 3.66	Garage Cost	+ 17,829
Subfloor Adj	+ 0.00	Total RCN	= 118,595
Heat/Cool Adj	+ 0.00	Depreciation ( 17%)	- 20,161
Plumbing Adj	+ 3.83	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 98,434
Adj Base Cost	= 72.88	Lot Value	+ 5,000
Total Area	x 1,248	Indicated Value	= 103,434
Adjusted Cost	= 90,954	Value Per SqFt	82.88

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	98,434		
Lot Value	5,000		
Indicated Value	103,434	82.88	Per SqFt
Agland Value	10,936		
Site Improvements	168,543		
Total Value	282,913	226.69	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	13266	48x10	2017	480	10.22		4,906
PATC	Patio - Covered	13267	48x10	2017	480	10.22		4,906



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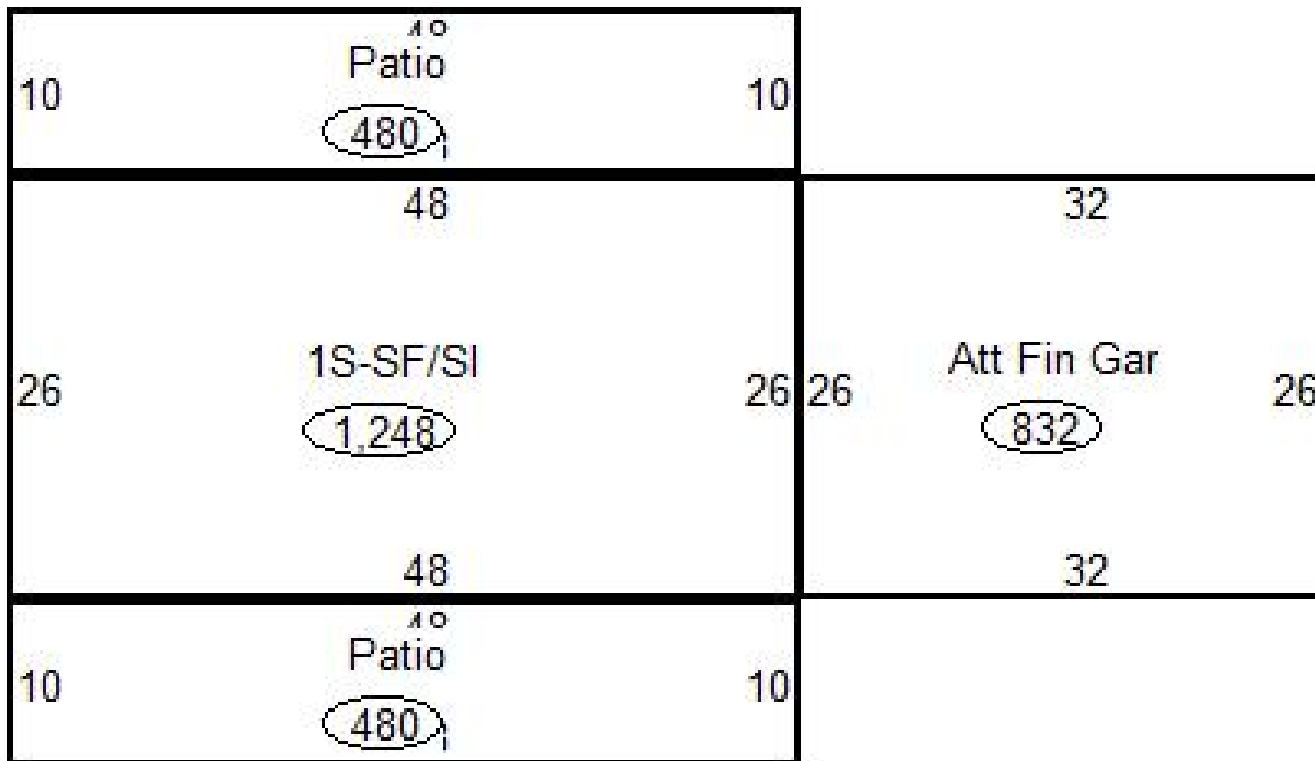
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Slab	1,248	1.000	1,248
2	M	PATC		20	Patio	480	1.000	480
3	M	PATC		20	Patio	480	1.000	480
4	G	5		20	Att Fin Gar	832	1.000	832
<b>Total Building Area</b>						1,248		1,248



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### Outbuildings/Site Improvements

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Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	MGWH	BUNK HOUSE 2024	50x40x10	Concrete	Formed Metal	2,000	
	Qual	3	Cond 3	Year 2024	Eff Age 2		
	Interior Finish (Residential)		Finished Area 0	Fixture Count 0			38,883
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (4% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (35.77 x 2,000)		71,540	38,883	110,423	4,417	106,006	
	PATC	PATIO ON BUNK HOUSE 2024	10x40x8	Concrete		540	
	Qual	3	Cond 3	Year 2024	Eff Age 2		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (12.83 x 540)		6,928		6,928	693	6,235
	UTIL	Utility Building	50x40x10	Concrete	Formed Metal	2,000	
	Qual	3.5	Cond 3	Year 2023	Eff Age 3		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (25.11 x 2,000)		50,220		50,220	2,511	47,709
	PACN	Paving - Concrete / DRIVEWAY	32x25x0	Concrete		800	
	Qual	3	Cond 3	Year 2018	Eff Age 8		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (45% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (4.11 x 800)		3,288		3,288	1,480	1,808
	PACN	Paving - Concrete / NORTH OF ATT. GARAGE	22x5x0	Concrete		110	
	Qual	3	Cond 3	Year 2018	Eff Age 8		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (45% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (6.93 x 110)		762		762	343	419
	PACN	Paving - Concrete / SOUTH OF ATT. GARAGE	40x30x0			1,200	
	Qual	3	Cond 3	Year 2018	Eff Age 8		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (45% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (4.05 x 1,200)		4,860		4,860	2,187	2,673
	HAYS	Hay Shed Open Sides	40x25x12	Dirt	Galvanized Metal	1,000	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (7.28 x 1,000)		7,280		7,280	5,824	1,456



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	25x35x10	Dirt	Galvanized Metal	875
	Qual	3	Cond 3	Year 1980	Eff Age 46	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (12.78 x 875)	11,183	11,183	8,946	2,237



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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			.379	160	160	61	61
CA	CAREY SILT 1-3%	CR	50			.882	255	255	224	224
QA	QUINLAN LOAM	CR	11			.402	56	56	23	23
QA	QUINLAN LOAM	NP	11			86.564	35	35	3,047	3,047
QC	QUINLAN-WDWARD 5-12%	CR	14			1.507	71	71	107	107
QC	QUINLAN-WDWARD 5-12%	NP	14			20.007	45	45	896	896
WB	WOODWARD 3-8%	NP	33			27.195	106	106	2,872	2,872
WB	WOODWARD 3-8%	CR	33			22.065	168	168	3,706	3,706
<b>CR Totals</b>						159.000			10,936	10,936
<b>Total Agland</b>						159.000			10,936	10,936