



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:10:00
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Assessment Data					Primary Image				
Account 300001348 Parcel ID 0000-10-26N-23W-1-001-00 Cadastral ID 0000-26N-23W-10-1-001-00 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 102 - 4R-BUFFALO Name ID 12890 PROPHET, JAMES HENRY HOMESTEAD, LLC 1147 MONUMENT ROAD KANAB UT 84741-0000 Parcel Location Situs N 189 RD Subdivision Lot/Block / Parcel Size 80 - Acres Sec/Twn/Rng 10 / 26 / 23 / 1 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO					No Image On File				
Legal Description Lat/Long: 36.79237246 -99.65873118					Building Permits				
SEC.10-26-23 E2NE4 BOOK 744 PAGE 785 BOOK 742 PAGE 548					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	
Remove Cap		Land Value	5,289	5,289	12%	635	Assessed	635	50.00
Year Frozen		Improvements	0	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	5,289	5,289		635	Total Taxable	635	50.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300001348	PROPHET, JAMES HENRY			102	5,289	0	635	50.00
2024	2024-300001348	PROPHET, JAMES HENRY			102	5,289	0	635	52.00
2023	2023-300001348	JAMES HENRY PROPHET			102	5,289	0	635	53.00
2022	2022-300001348	JAMES HENRY PROPHET			102	5,165	0	620	51.00
2021	2021-300001348	JAMES HENRY PROPHET			102	5,165	0	620	51.00
2020	2020-300001348	JAMES HENRY PROPHET			102	5,165	0	620	51.00
2019	2019-0001348	OWENS, RONALD &			102	5,165		620	51.00
2018	2018-0001348	OWENS, GENEVIEVE			102	5,165		620	51.00
2017	2017-0001348	OWENS, GENEVIEVE			102	5,165		620	52.00
2016	2016-0001348	OWENS, GENEVIEVE			102	5,165		620	53.00
2015	2015-0001348	OWENS, GENEVIEVE			102	5,165		620	49.00
2014	2014-0001348	OWENS, GENEVIEVE			102	5,165		620	50.00
2013	2013-0001348	OWENS, GENEVIEVE			102	5,165		620	49.00



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Lot Data		-		Primary Image				
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities Method Base Lot Value Factor Value Adjustments Lot Value				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 Value Reconciliation Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 5,289 Site Improvements Total Value 5,289 0.00 Total Value Per SqFt				
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 /								
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	+ 0					
Total Area	x	Indicated Value	= 0					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Agland Inventory

300001348

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
QA	QUINLAN LOAM	NP	11			5.827	35	35	205	205
QC	QUINLAN-WDWARD 5-12%	NP	14			30.264	45	45	1,356	1,356
RD	ROUGH BROKEN LAND	NP	10			1.355	32	32	43	43
WB	WOODWARD 3-8%	NP	33			17.269	106	106	1,824	1,824
WD	WOODWARD-QUINLAN3-8%	NP	23			25.286	74	74	1,861	1,861
NP Totals						80.000			5,289	5,289
Total Agland						80.000			5,289	5,289