



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 06:10:09  
Page 1

Assessment Data	Primary Image
<b>Account</b> 300001359 <b>Parcel ID</b> 0000-12-26N-23W-2-001-00 <b>Cadastral ID</b> 0000-26N-23W-12-2-001-00 <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> 12890 PROPHET, JAMES HENRY HOMESTEAD, LLC  1147 MONUMENT ROAD KANAB UT 84741-0000  <b>Parcel Location</b> <b>Situs</b> 1226N23W21 <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 80 - Acres <b>Sec/Twn/Rng</b> 12 / 26 / 23 / 2 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 4-BUFFAL - 4-BUFFALO	No Image On File

<b>Legal Description</b> Lat/Long: 36.80436340 -99.48566188	<b>Building Permits</b>
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SEC.12-26-23 W2NW4 RONALD OWENS, CONNIE MARLENE GARDNER (UND 1/2 INT EA)	Number	Description	Opened	Closed	Amount

<b>Exemptions</b>	<b>Sale History</b>
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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 2,838	2,838	12%	341	Assessed	341	26.85
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 2,838	2,838		341	Total Taxable	341	27.00

### Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300001359	PROPHET, JAMES HENRY	102	2,838	0	341	27.00
2024	2024-300001359	PROPHET, JAMES HENRY	102	2,838	0	341	28.00
2023	2023-300001359	JAMES HENRY PROPHET	102	3,526	0	423	35.00
2022	2022-300001359	JAMES HENRY PROPHET	102	3,526	0	423	35.00
2021	2021-300001359	JAMES HENRY PROPHET	102	3,526	0	423	35.00
2020	2020-300001359	JAMES HENRY PROPHET	102	3,526	0	423	35.00
2019	2019-0001359	OWENS, RONALD &	102	3,526		423	35.00
2018	2018-0001359	OWENS, GENEVIEVE	102	3,526		423	35.00
2017	2017-0001359	OWENS, GENEVIEVE	102	3,526		423	35.00
2016	2016-0001359	OWENS, GENEVIEVE	102	3,526		423	36.00
2015	2015-0001359	OWENS, GENEVIEVE	102	3,526		423	34.00
2014	2014-0001359	OWENS, GENEVIEVE	102	3,526		423	34.00
2013	2013-0001359	OWENS, GENEVIEVE	102	3,526		423	34.00



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 Page 2

<b>Lot Data</b>		-		<b>Primary Image</b>				
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities  Method Base Lot Value Factor Value Adjustments Lot Value				<b>GRM Approach</b> GRM Code Gross Rent Indicated Value  <b>Multiple Regression</b> MRA Code Adjusted R Indicated Value  <b>Direct Comparables</b> Selection Model DEFAULT DEFAULT SELECTION MODEL Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE Comparables Indicated Value  <b>Value Reconciliation</b> Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 2,838 Site Improvements Total Value 2,838 0.00 Total Value Per SqFt				
<b>Residential Data</b>								
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 /								
<b>Cost Approach</b>		<b>Manual :</b>						
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					
<b>Miscellaneous Improvements</b>								
<b>Code</b>	<b>Description</b>	<b>Sketch ID</b>	<b>Size</b>	<b>Year</b>	<b>Units</b>	<b>Unit Cost</b>	<b>Depr</b>	<b>Value</b>



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Time 06:10:10  
Page 3

### Agland Inventory

300001359

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
QA	QUINLAN LOAM	NP	11			2.036	35	35	72	72
QC	QUINLAN-WDWARD 5-12%	NP	14			20.662	45	45	926	926
RD	ROUGH BROKEN LAND	NP	10			57.153	32	32	1,829	1,829
WD	WOODWARD-QUINLAN3-8%	NP	23			.148	74	74	11	11
<b>NP Totals</b>						80.000			2,838	2,838
<b>Total Agland</b>						80.000			2,838	2,838