



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image									
Account	300001407				<p>0000-23-26N-23W-1-001-00_001.JPG 3/27/2023</p>									
Parcel ID	0000-23-26N-23W-1-001-00													
Cadastral ID	0000-26N-23W-23-1-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	1											
Tax Area	102 - 4R-BUFFALO													
Name ID	12948													
TUNE RANCH REVOCABLE TRUST														
2511 KANSAS WOODWARD OK 73801-0000														
Parcel Location														
Situs	2326N23W11													
Subdivision														
Lot/Block	/	Parcel Size	320 - Acres											
Sec/Twn/Rng	23 / 26 / 23 / 1													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.66130129 -99.63615306														
SEC.23-26-23 N2 BOOK 634 PAGE 326 BK 524 PG 586														
Building Permits														
<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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					/	TUNE, ROBERT STEVE & (TRUST)								
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	17,053	17,053	12%	2,046	Assessed	6,730	529.92					
Year Frozen		Improvements	46,908	39,038		4,684	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	63,961	56,091		6,730	Total Taxable	6,730	530.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300001407	TUNE RANCH REVOCABLE TRUST	102	63,961	0	6,534	514.00							
2024	2024-300001407	TUNE RANCH REVOCABLE TRUST	102	69,305	0	6,344	517.00							
2023	2023-300001407	TUNE RANCH REVOCABLE TRUST	102	51,333	0	6,160	510.00							
2022	2022-300001407	TUNE, ROBERT STEVE & (TRUST)	102	51,333	0	6,160	507.00							
2021	2021-300001407	TUNE, ROBERT STEVE & (TRUST)	102	51,333	0	6,160	509.00							
2020	2020-300001407	TUNE, ROBERT STEVE & (TRUST)	102	51,333	0	6,138	505.00							
2019	2019-0001407	TUNE, ROBERT STEVE & (TRUST)	102	51,794		5,960	494.00							
2018	2018-0001407	TUNE, ROBERT STEVE & (TRUST)	102	48,396		5,786	480.00							
2017	2017-0001407	TUNE, ROBERT STEVE & (TRUST)	102	46,807		5,618	467.00							
2016	2016-0001407	TUNE, ROBERT STEVE & (TRUST)	102	47,040		5,646	480.00							
2015	2015-0001407	TUNE, ROBERT STEVE & (TRUST)	102	49,274		5,913	469.00							
2014	2014-0001407	TUNE, ROBERT STEVE & (TRUST)	102	49,483		5,939	476.00							
2013	2013-0001407	TUNE, ROBERT STEVE & (TRUST)	102	56,292		6,756	538.00							




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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		 <p>0000-23-26N-23W-1-001-00_001.JPG 3/27/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	544 / 544
Style	100% One Story
HVAC	
Roof Cover	1 Composition Shingle
Area on Slab	544
Fixture/RghIn	2 /
Bed/F/H Bath	1 / 0.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2012 / 17

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	89.79	Total Misc Impr	+ 0
Roofing Adj	+ 4.04	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 53,459
Heat/Cool Adj	+ 0.00	Depreciation (23%)	- 12,296
Plumbing Adj	+ 4.44	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 41,163
Adj Base Cost	= 98.27	Lot Value	+ 5,000
Total Area	x 544	Indicated Value	= 46,163
Adjusted Cost	= 53,459	Value Per SqFt	84.86

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	41,163		
Lot Value	5,000		
Indicated Value	46,163	84.86	Per SqFt
Agland Value	12,053		
Site Improvements	4,955		
Total Value	63,171	116.12	Total Value Per SqFt

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



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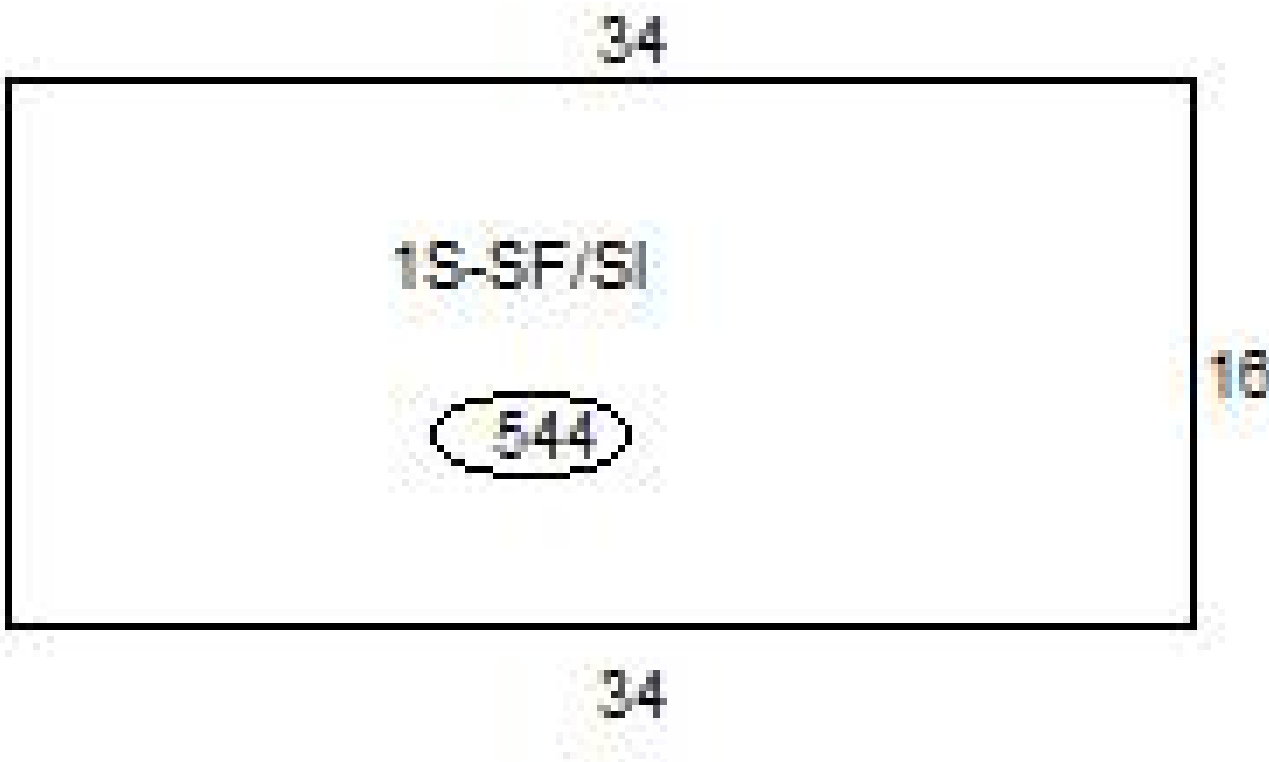
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Sketch Image

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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/SI	544	1.000	544
Total Building Area						544		544



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	25x18x8		Formed Metal	450
	Qual	3	Cond 3	Year 2012	Eff Age 14	
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
	Base Cost (17.80 x 450)		8,010	8,010	3,925	4,085
	LNT0	Lean To - Attached	20x14x8		Formed Metal	280
	Qual	3	Cond 3	Year 2012	Eff Age 14	
	Valuation Summary		Modifier Total	RCN	Depr (56% Phys/ % Func)	RCNLD
	Base Cost (7.06 x 280)		1,977	1,977	1,107	870



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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
QC	QUINLAN-WDWARD 5-12%	NP	14			44.717	45	45	2,003	2,003
RD	ROUGH BROKEN LAND	NP	10			245.616	32	32	7,860	7,860
W	WATER	NP	0			.712	0	0	0	0
WB	WOODWARD 3-8%	NP	33			4.148	106	106	438	438
WD	WOODWARD-QUINLAN3-8%	NP	23			23.807	74	74	1,752	1,752
NP Totals						319.000			12,053	12,053
Total Agland						319.000			12,053	12,053