



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 300001452 Parcel ID 0000-35-26N-23W-1-001-00 Cadastral ID 0000-26N-23W-35-1-001-00 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 102 - 4R-BUFFALO Name ID 12966 PRICE, STEVEN W. & ZOLA B. PRICE 1953 US HIWAY 283 LAVERNE OK 73848-0000 Parcel Location Situs 3526N23W11 Subdivision Lot/Block / Parcel Size 179.75 - Acres Sec/Twn/Rng 35 / 26 / 23 / 1 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO																																																																																																																									
Legal Description Lat/Long: 36.70381950 -99.89409438																																																																																																																									
Legal Description SEC.35-26-23 SE4 LESS 1.97 AC; SE4NE4 LESS 1.53 AC; SE4SW4 LESS 12 ACRES HWY RWY, LESS 44.75 AC IN THE E2E2E2 ALL EAST OF THE HIGHWAY					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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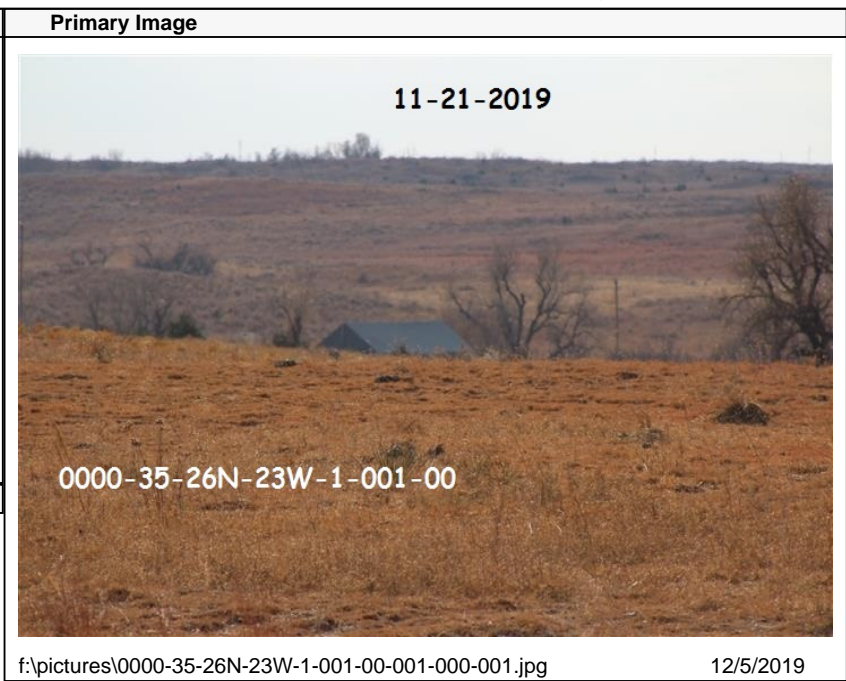
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Lot Data	
Lot Size	-
Lot Count	-
Units Buildable	-
Non-Ag Acres	0
Topography	-
Street Access	-
Utilities	-
Amenities	-
Method	-
Base Lot Value	-
Factor Value	-
Adjustments	-
Lot Value	-



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	/

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
Agland Value	13,224
Site Improvements	15,519
Total Value	28,743 0.00 Total Value Per SqFt

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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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
 <p>11-21-2019</p> <p>0000-35-26N-23W-1-001-00</p>	UTIL	Utility Building	30x64x14	Concrete	Formed Metal	1,920
	Qual 3	Cond 3	Year 1980	Eff Age 46		
		Valuation Summary	Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD
		Base Cost (24.22 x 1,920)	46,502	46,502	32,086	14,416
	LNT0	Lean To - Attached	13x64x12		Formed Metal	832
	Qual 3	Cond 3	Year 1980	Eff Age 46		
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (6.63 x 832)	5,516	5,516	4,413	1,103



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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
LD	LOAMY ALLUVIAL LAND	CR	33			.477	168	168	80	80
LD	LOAMY ALLUVIAL LAND	NP	33			5.758	106	106	608	608
MD	MANSKER LOAM 1-3%	CR	39			6.207	199	199	1,232	1,232
MD	MANSKER LOAM 1-3%	NP	39			1.106	125	125	138	138
MG	MANSKER-POTTER 5-20%	CR	15			25.934	76	76	1,980	1,980
MG	MANSKER-POTTER 5-20%	NP	15			19.463	48	48	934	934
PA	PRATT BILLOWY	NP	48			.262	154	154	40	40
PB	PRATT HUMMOCKY	NP	40			.191	128	128	24	24
PB	PRATT HUMMOCKY	CR	40			7.365	204	204	1,500	1,500
PD	PRATT LOAMY HUMMOCKY	NP	31			8.514	99	99	845	845
PD	PRATT LOAMY HUMMOCKY	CR	31			12.493	158	158	1,971	1,971
QA	QUINLAN LOAM	NP	11			61.437	35	35	2,163	2,163
QA	QUINLAN LOAM	CR	11			15.414	56	56	863	863
QC	QUINLAN-WDWARD 5-12%	NP	14			8.776	45	45	393	393
QC	QUINLAN-WDWARD 5-12%	CR	14			6.354	71	71	453	453
CR Totals						179.750			13,224	13,224
Total Agland						179.750			13,224	13,224