



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
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Assessment Data				Primary Image						
Account	300001454			No Image On File						
Parcel ID	0000-35-26N-23W-1-003-00									
Cadastral ID	0000-26N-23W-35-1-003-00									
Property Type	REAL - Real Property									
Property Class	E	VI Area	1							
Tax Area	102 - 4R-BUFFALO									
Name ID	12652									
WESTERN FARMERS ELECTRIC COOP										
OK 00000-0000										
Parcel Location										
Situs	3526N23W13									
Subdivision										
Lot/Block	/	Parcel Size	1 - Acres							
Sec/Twn/Rng	35 / 26 / 23 / 1									
Neighborhood	1000 - COUNTY									
School District	4-BUFFAL - 4-BUFFALO									
Legal Description Lat/Long: 36.65372366 -99.56221496				Building Permits						
SEC.35-26-23 TRACT IN NE4				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	5,042	0	12%	0	Assessed	0	0.00	
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	5,042	0		0	Total Taxable	0	0.00	
Assessment History										
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax			
2025	2025-300001454	WESTERN FARMERS ELECTRIC COOP	102	5,042	0		.00			
2024	2024-300001454	WESTERN FARMERS ELECTRIC COOP	102	5,042	0		.00			
2023	2023-300001454	WESTERN FARMERS ELECTRIC COOP	102	128	0		.00			
2022	2022-300001454	WESTERN FARMERS ELECTRIC COOP	102	128	0		.00			
2021	2021-300001454	WESTERN FARMERS ELECTRIC COOP	102	128	0		.00			
2020	2020-300001454	WESTERN FARMERS ELECTRIC COOP	102	128	0		.00			
2019	2019-0001454	WESTERN FARMERS ELECTRIC COOP	102	128			.00			
2018	2018-0001454	WESTERN FARMERS ELECTRIC COOP	102	128			.00			
2017	2017-0001454	WESTERN FARMERS ELECTRIC COOP	102	128			.00			
2016	2016-0001454	WESTERN FARMERS ELECTRIC COOP	102	128			.00			
2015	2015-0001454	WESTERN FARMERS ELECTRIC COOP	102	128			.00			
2014	2014-0001454	WESTERN FARMERS ELECTRIC COOP	102	128			.00			
2013	2013-0001454	WESTERN FARMERS ELECTRIC COOP	102	128			.00			



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Lot Data	Primary Image		
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres 1</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 181 RURAL COMMERCIAL</p> <p>Value Method Acre</p> <p>Base Lot Value 1.00 x 5,000.00 = 5,000</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 5,000</p>			
Cost Approach			
<p>Manual Date 07/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value</p> <p>Land Value 5,000</p> <p>Cost Approach Value 5,000</p>	<th data-bbox="704 884 1588 913">Image Information</th> <p data-bbox="732 932 837 957">Image ID</p> <p data-bbox="732 961 837 987">Image Date</p> <p data-bbox="732 991 789 1016">Name</p> <p data-bbox="732 1020 837 1045">Description</p>		Image Information
Income Approach	Value Reconciliation		
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value 5,000</p> <p>Total Appraised Value 5,042</p>		



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Agland Inventory

300001454

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
TD	TIVOLI FINE SAND	NP	13			1.000	42	42	42	42
NP Totals						1.000			42	42
Total Agland						1.000			42	42