



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:16:24
 Page 1

| Assessment Data | | | | | Primary Image | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|----------------------|-----------------------|----------|-------------|--|---------------|------------|----------------|-----------|----------------|------------------|---|----------|-------------|---------------------|-----------------|-------------|----------|----------------|----------------|----------------------|------------|---------|---------|----------|--------------------|----------------|----------------|-----|---------|----------------------|------------|----------|--------|--|----------------|-----------|-------------|--------|--------|----------|--------|----------------|----------------|-----------|---------|---------------|--------|----------|------|----------------|----------------|-----|---------|---|--------|----------|------|----------------|----------------|-----|---------|---|--------|----------|------|--------------|----------------|-----|---------|--|--------|----------|------|--------------|--------------------|-----|---------|--|--------|----------|------|--------------|--------------------|-----|---------|--|--------|----------|------|--------------|--------------------|-----|---------|--|--------|----------|------|--------------|--------------------|-----|---------|--|--------|----------|------|--------------|-----------------------|-----|---------|--|--------|----------|------|--------------|-----------------------|-----|---------|--|--------|----------|
| Account 300001800 Parcel ID 0000-27-26N-25W-4-001-00 Cadastral ID 0000-26N-25W-27-4-001-00 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 13130 HUGHES, JOHN & RONDA M. HUGHES 17677 E 22 RD LAVERNE OK 73848-0000 Parcel Location Situs 02726 22 RD E Subdivision Lot/Block / Parcel Size 3.35 - Acres Sec/Twn/Rng 27 / 26 / 25 / 4 Neighborhood 1000 - COUNTY School District 1-LAVERN - 1-LAVERNE | | | | | <p>0000-27-26N-25W-4-001-00 ACCT # 1800 07/01/22</p> <p>HOME 7/5/2022</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.71724956 -100.00102802 SEC.27-26-25 TRACT IN SE4 3.35 ACRES BOOK 748 PAGE 753 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exemptions | | | | | 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Number | Description | Opened | Closed | Amount | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | | | | | Code | Type | Active | Maximum | Exemption | | | | | | Sale History | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| | | | | | <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>748/753</td> <td>HORNEY, BARBARA</td> <td>10/25/2019</td> <td>201,000</td> <td>Q</td> </tr> <tr> <td>640/180</td> <td>MCGUIRE, RICHARD LEE</td> <td>07/14/2008</td> <td>165,000</td> <td>Q</td> </tr> <tr> <td>602/519</td> <td>KINNEY, THAD, ETUX</td> <td>05/03/2005</td> <td>161,000</td> <td>Q</td> </tr> <tr> <td>506/736</td> <td>CAVINESS, RUBY, ETAL</td> <td>06/05/1995</td> <td>50,500</td> <td>PQ</td> </tr> </tbody> </table> | | | | | Bk/Pg | Grantor | Date | Price | Code | 748/753 | HORNEY, BARBARA | 10/25/2019 | 201,000 | Q | 640/180 | MCGUIRE, RICHARD LEE | 07/14/2008 | 165,000 | Q | 602/519 | KINNEY, THAD, ETUX | 05/03/2005 | 161,000 | Q | 506/736 | CAVINESS, RUBY, ETAL | 06/05/1995 | 50,500 | PQ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 748/753 | HORNEY, BARBARA | 10/25/2019 | 201,000 | Q | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 640/180 | MCGUIRE, RICHARD LEE | 07/14/2008 | 165,000 | Q | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 602/519 | KINNEY, THAD, ETUX | 05/03/2005 | 161,000 | Q | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 506/736 | CAVINESS, RUBY, ETAL | 06/05/1995 | 50,500 | PQ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Parcel Valuation | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td></td> </tr> <tr> <td>Year Frozen</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> </tr> </tbody> </table> | | Source | REAL | Remove Cap | | Year Frozen | | Uncapped Value | 0 | TIF Project ID | 0 | <table border="1"> <thead> <tr> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> </tr> </thead> <tbody> <tr> <td>6,763</td> <td>6,763</td> <td>12%</td> <td>812</td> </tr> <tr> <td>296,283</td> <td>296,283</td> <td></td> <td>35,554</td> </tr> <tr> <td>0</td> <td>0</td> <td></td> <td>0</td> </tr> <tr> <td>303,046</td> <td>303,046</td> <td></td> <td>36,366</td> </tr> </tbody> </table> | | | Fair Cash | Capped | Asmnt Level | Assessed | 6,763 | 6,763 | 12% | 812 | 296,283 | 296,283 | | 35,554 | 0 | 0 | | 0 | 303,046 | 303,046 | | 36,366 | <table border="1"> <thead> <tr> <th>Levy Rate</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>67.190</td> <td></td> </tr> <tr> <td>Assessed</td> <td>36,366</td> </tr> <tr> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Exemption</td> <td>0</td> </tr> <tr> <td>Total Taxable</td> <td>36,366</td> </tr> </tbody> </table> | | Levy Rate | Current Tax | 67.190 | | Assessed | 36,366 | Penalty | 0 | Exemption | 0 | Total Taxable | 36,366 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Source | REAL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Remove Cap | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Year Frozen | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Uncapped Value | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TIF Project ID | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Fair Cash | Capped | Asmnt Level | Assessed | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6,763 | 6,763 | 12% | 812 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 296,283 | 296,283 | | 35,554 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 0 | 0 | | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 303,046 | 303,046 | | 36,366 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Levy Rate | Current Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 67.190 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Assessed | 36,366 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Penalty | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exemption | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Taxable | 36,366 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Assessment History | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2025 | 2025-300001800 | HUGHES, JOHN & | 101 | 303,046 | 0 | 36,366 | 2,443.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2024 | 2024-300001800 | HUGHES, JOHN & | 101 | 318,601 | 0 | 35,864 | 2,385.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2023 | 2023-300001800 | HUGHES, JOHN & | 101 | 279,678 | 0 | 33,562 | 2,254.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2022 | 2022-300001800 | HUGHES, JOHN & | 101 | 240,889 | 0 | 28,023 | 1,897.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2021 | 2021-300001800 | HUGHES, JOHN & | 101 | 240,889 | 0 | 27,207 | 1,878.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2020 | 2020-300001800 | HUGHES, JOHN & | 101 | 240,889 | 0 | 26,414 | 1,789.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2019 | 2019-0001800 | HUGHES, JOHN & | 101 | 246,720 | | 24,645 | 1,471.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2018 | 2018-0001800 | HORNEY, BARBARA A. | 101 | 252,570 | | 24,645 | 1,471.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2017 | 2017-0001800 | HORNEY, BARBARA A. | 101 | 239,786 | | 23,898 | 1,426.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2016 | 2016-0001800 | HORNEY, BARBARA A. | 101 | 242,477 | | 23,173 | 1,383.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2015 | 2015-0001800 | HORNEY, BARBARA A. | 101 | 264,346 | | 22,468 | 1,341.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2014 | 2014-0001800 | HORNEY, MARK ALAN AND | 101 | 208,439 | | 20,921 | 1,249.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2013 | 2013-0001800 | HORNEY, MARK ALAN AND | 101 | 210,643 | | 20,283 | 1,210.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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| Lot Data | Acre - HomeSite and Tracts | Primary Image |
|---|----------------------------|---------------|
| Lot Size Lot Count Units Buildable Non-Ag Acres 3.35 Topography Street Access Utilities Amenities Method Acre Base Lot Value 3.35 x 2,018.81 = 6,763 Factor Value Adjustments Lot Value 6,763 | | |

| Residential Data | |
|------------------|---------------------------|
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 4 - Good |
| Architecture | TRAD TRADITIONAL |
| Style | 100% One Story |
| Exterior Wall | 100% Veneer, Masonry |
| Base/Total Area | 3,122 / 3,122 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 3,122 |
| Fixture/RghIn | 9 / |
| Bed/F/H Bath | 3 / 2.0 / |
| Basement Area | |
| Garage Type | |
| Remodel | |
| Year/Eff Age | 1995 / 31 |



| 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 | 88.85 | Total Misc Impr | + 38,831 |
| Roofing Adj | + 4.57 | Garage Cost | + |
| Subfloor Adj | + -3.59 | Total RCN | = 376,756 |
| Heat/Cool Adj | + 13.89 | Depreciation (39%) | - 146,935 |
| Plumbing Adj | + 4.51 | Lump Sums | + 0 |
| Basement Adj | + 0.00 | RCNLD | = 229,821 |
| Adj Base Cost | = 108.24 | Lot Value | + 6,763 |
| Total Area | x 3,122 | Indicated Value | = 236,584 |
| Adjusted Cost | = 337,925 | Value Per SqFt | 75.78 |

| Value Reconciliation | | | |
|----------------------|---------------|-------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 229,821 | | |
| Lot Value | 6,763 | | |
| Indicated Value | 236,584 | 75.78 | Per SqFt |
| Agland Value | | | |
| Site Improvements | 21,618 | | |
| Total Value | 258,202 | 82.70 | Total Value Per SqFt |

| Miscellaneous Improvements | | | | | | | | |
|----------------------------|-----------------|-----------|------|------|-------|-----------|------|--------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| FPR1 | 1 1st Frm Cls A | | | 1 | 1 | 6,170.47 | | 6,170 |
| EPSW | ENCLOSED PORCH | 781 | 464 | | 464 | 70.39 | | 32,661 |



Harper

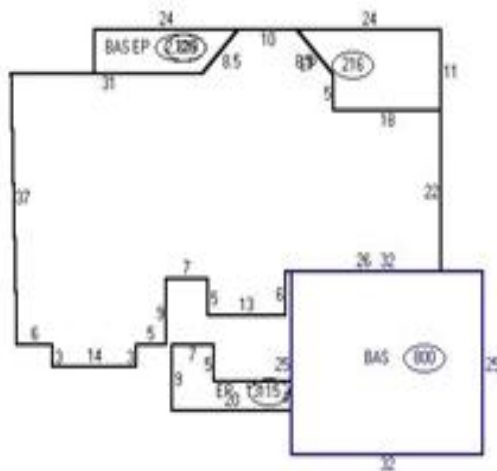
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Sketch Image

300001800



Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|--------------|------------|--------------|
| 1 | R | 1 | Slab | 20 | 1S-SF/SI | 3,461 | 1.000 | 3,461 |
| 2 | M | SLBC | | 20 | Covered Slab | 115 | 1.000 | 115 |
| 3 | M | EPSW | | 20 | SWP | 123 | 1.000 | 123 |
| 4 | M | EPSW | | 20 | SWP | 222 | 1.000 | 222 |
| Total Building Area | | | | | | 3,461 | | 3,461 |



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Assessment Property Record Card for Tax Year 2026

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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units | |
|--------------------------|--------------------------|---------------------------|-----------------------|------------|--------------------------------|--------------------------------|--------------|
| | SHDS | Greenhouse | 8x6x8 | | Formed Metal | 48 | |
| | Qual | 3 | Cond 3 | Year 2020 | Eff Age 6 | | |
| | | | | 0 | | | |
| | | | | 0 | | | |
| Valuation Summary | | Modifier Total | | RCN | Depr (28% Phys/ % Func) | RCNLD | |
| Base Cost (30.23 x 48) | | 1,451 | | 1,451 | 406 | 1,045 | |
| | SHDS | Shed, Wood-Red Roof Metal | 12x12x8 | Base | Formed Metal | 144 | |
| | Qual | 4 | Cond 4 | Year 2019 | Eff Age 6 | | |
| | Valuation Summary | | Modifier Total | | RCN | Depr (28% Phys/ % Func) | RCNLD |
| | Base Cost (23.11 x 144) | | 3,328 | | 3,328 | 932 | 2,396 |
| | PACN | Paving - Concrete | 28x12x0 | | | 336 | |
| | Qual | 3 | Cond 3 | Year 2019 | Eff Age 7 | | |
| | | | | 0 | | | |
| | Valuation Summary | | Modifier Total | | RCN | Depr (38% Phys/ % Func) | RCNLD |
| Base Cost (4.18 x 336) | | 1,404 | | 1,404 | 534 | 870 | |
| | BNV | FL SHOP/SEE COMM CARD | 30x30x8 | Concrete | Formed Metal | 900 | |
| | Qual | 3 | Cond 3 | Year 2014 | Eff Age | | |
| | Valuation Summary | | Modifier Total | | RCN | Depr (0% Phys/ % Func) | RCNLD |
| | Base Cost (0.00 x 900) | | | | | | |
| | SHDS | DET GRG | 25x36x10 | Base | Formed Metal | 900 | |
| | Qual | 4 | Cond 4 | Year 2014 | Eff Age 10 | | |
| | | | | 0 | | | |
| | Valuation Summary | | Modifier Total | | RCN | Depr (42% Phys/ % Func) | RCNLD |
| Base Cost (19.34 x 900) | | 17,406 | | 17,406 | 7,311 | 10,095 | |
| | SHDS | Shed - Small | 6x6x6 | Base | Formed Metal | 36 | |
| | Qual | 3 | Cond 3 | Year 2005 | Eff Age 21 | | |
| | Valuation Summary | | Modifier Total | | RCN | Depr (61% Phys/ % Func) | RCNLD |
| | Base Cost (31.81 x 36) | | 1,145 | | 1,145 | 698 | 447 |
| | CPDT | Carport - Detached | 12x35x8 | Dirt | Formed Metal | 420 | |
| | Qual | 3 | Cond 3 | Year 2005 | Eff Age 21 | | |
| | Valuation Summary | | Modifier Total | | RCN | Depr (71% Phys/ % Func) | RCNLD |
| | Base Cost (4.75 x 420) | | 1,995 | | 1,995 | 1,416 | 579 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|--|--------------------------|--------------------------------------|-----------------------|------------|--------------------------------|--------------|
|  | SHDS | Shed - Small / WHITE & YELLOW STUCCO | 10x10x6 | Dirt | Formed Metal | 100 |
| | Qual | 3 | Cond 3 | Year 1995 | Eff Age 31 | |
| | Valuation Summary | | Modifier Total | RCN | Depr (78% Phys/ % Func) | RCNLD |
| | Base Cost (20.67 x 100) | 2,067 | | 2,067 | 1,612 | 455 |
|  | HAYS | HAY Open Hay Shed | 40x20x10 | | Galvanized Metal | 800 |
| | Qual | 3 | Cond 3 | Year 1990 | Eff Age 36 | |
| | Valuation Summary | | Modifier Total | RCN | Depr (76% Phys/ % Func) | RCNLD |
| | Base Cost (7.86 x 800) | 6,288 | | 6,288 | 4,779 | 1,509 |
|  | SHDS | Storage OLD HOUSE SALVAGE VALUE | 36x27x8 | | Formed Metal | 972 |
| | Qual | 4 | Cond 4 | Year 1960 | Eff Age 53 | |
| | Valuation Summary | | Modifier Total | RCN | Depr (80% Phys/ % Func) | RCNLD |
| | Base Cost (21.72 x 972) | 21,112 | | 21,112 | 16,890 | 4,222 |



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Assessment Property Record Card for Tax Year 2026

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| Lot Data | | Primary Image | |
|------------------------------|-------------------|---------------------------|------------------------------|
| Lot Size | x | | |
| Lot Count | | | |
| Units Buildable | | | |
| Non-Ag Acres | | | |
| Topography | | | |
| Street Access | | | |
| Utilities | | | |
| Amenities | | | |
| Value Model | | | |
| Value Method | | | |
| Base Lot Value | x .00 = | | |
| Factor Value | 0 | | |
| Adjustments | | | |
| Lot Value | | | |
| Cost Approach | | Image Information | |
| Manual Date | 07/2025 | Image ID | 30954 |
| Total Building Area | 900 | Image Date | 10/30/2024 |
| Total Base Value | 69,534 | Name | 1800_7.JPG |
| Modifier Value | | Description | FLOWER SHOP-RUSTIC REBELLION |
| Misc Improvements | | | |
| Replacement Cost New | 69,534 | | |
| Phys/Func Depreciation Loss | () | | |
| RCN Less Phys/Func | 51,455 | | |
| Economic Depreciation | | | |
| RCNLD (All Sources) | 51,455 | | |
| Depreciated Improvements | | | |
| Outbuilding Value | | | |
| Total Improvement Value | 51,455 | | |
| Land Value | | | |
| Cost Approach Value | 51,455 57.17/SqFt | | |
| Income Approach | | Value Reconciliation | |
| Potential Gross Income (PGI) | | Selected Valuation Method | Cost Approach |
| Vacancy & Collection Loss | | Total Improvement Value | 229,821 |
| Miscellaneous Income | | Land Value | |
| Effective Gross Income (EGI) | | Total Appraised Value | 51,455 57.17/SqFt |
| Total Expenses | | | |
| Net Operating Income (NOI) | | | |
| Income Capitalization Rate | | | |
| Indicated Value | 0.00 | | |



Harper

Assessment Property Record Card for Tax Year 2026

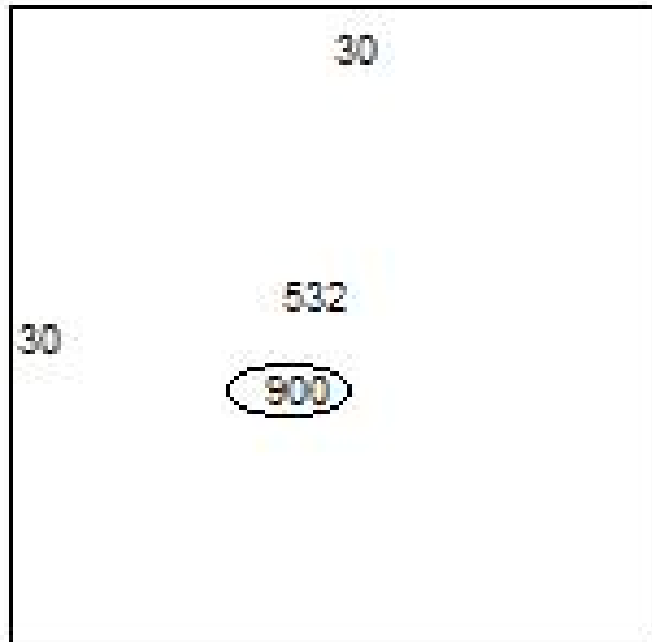
Data provided by SHAYLYN WEDER County Assessor

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Sketch Image

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FLOWER SHOP/CARPORT ENCLOSED 2022



Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|--|-----------|------------|------------|
| 1 | C | 532 | | 20 | 532 | 900 | 1.000 | 900 |
| 2 | N | 0 | | 20 | FLOWER SHOP/CARPORT ENCLOSED 2022 FRONT- HOUSE | 900 | 1.000 | 900 |
| Total Building Area | | | | | | 900 | | 900 |



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Assessment Property Record Card for Tax Year 2026

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Account 300001800
Parcel ID 0000-27-26N-25W-4-001-00
Cadastral ID 0000-26N-25W-27-4-001-00

Tax Area Code 101
Property Class RR
Owners Name HUGHES, JOHN &

Building Data

Building ID 406
Building Sequence 1
Occupancy 1 532 Florist Shop 100%
Occupancy 2
Occupancy 3
Total Floor Area 900
Average Perimeter 120
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 2014
Effective Age 13
Construction Class 1 - Residential Stud Frame
Quality 2.5 - Fair
Condition 2.5 - Fair
Exterior Wall 95 - Stud Vinyl Siding
Heating/Cooling
Roof Type Gambrel
Roof Cover Metal

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image

Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 4
Zone Description VI AREA 4
Base Cost 46.75
Wall Cost 30.51
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 77.26
Total Area 900
Base RCN 69,534
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 69,534
Physical Depreciation 26%
Functional Depreciation
Total Depreciation 26% (18,079)
Total RCNLD 51,455
Lump Sums
Total Building Value 51,455 \$ 57.17 Per SqFt