



# 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	300002099				No Image On File				
Parcel ID	0000-02-27N-21W-1-001-00								
Cadastral ID	0000-27N-21W-02-1-001-00								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	2						
Tax Area	102 - 4R-BUFFALO								
Name ID	25399								
COWGER, LORETTA A REV. TRUST									
3500 E WATERLOO ROAD									
EDMOND OK 73034-									
<b>Parcel Location</b>									
Situs	227N21W11								
Subdivision									
Lot/Block	/	Parcel Size	157 - Acres						
Sec/Twn/Rng	2 / 27 / 21 / 1								
Neighborhood	1000 - COUNTY								
School District	4-BUFFAL - 4-BUFFALO								
<b>Legal Description</b> Lat/Long: 36.86323781 -99.42543086									
SEC.2-27-21 LOT 1-2; S2NE4 TRUSTEES: LORETTA A. COWGER & DEANA G. COWGER BOOK 777 PAGE 832 TRUST					<b>Building Permits</b>				
					Number	Description	Opened	Closed	Amount
<b>Exemptions</b>					<b>Sale History</b>				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					777/832	HINTHER, GARY LEE &	09/29/2023	71,000	04
					767/189	HINTHER, HARVEY J. (TRUST)	03/07/2022	0	04
					/	HINTHER, HARVEY J. (TRUST)			
<b>Parcel Valuation</b>									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax
Remove Cap		Land Value	27,576	27,576	12%	3,309	Assessed	3,309	260.55
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	27,576	27,576		3,309	Total Taxable	3,309	261.00
<b>Assessment History</b>									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300002099	COWGER, LORETTA A REV. TRUST			102	27,576	0	3,309	261.00
2024	2024-300002099	COWGER, LORETTA A REV. TRUST			102	27,576	0	3,309	269.00
2023	2023-300002099	COWGER, LORETTA A REV. TRUST			102	27,576	0	3,309	274.00
2022	2022-300002099	HINTHER, GARY LEE &			102	29,414	0	3,530	290.00
2021	2021-300002099	HINTHER, HARVEY J. (TRUST)			102	29,414	0	3,530	291.00
2020	2020-300002099	HINTHER, HARVEY J. (TRUST)			102	29,414	0	3,530	290.00
2019	2019-0002099	HINTHER, HARVEY J. (TRUST)			102	29,414		3,530	293.00
2018	2018-0002099	HINTHER, HARVEY J. (TRUST)			102	29,414		3,530	293.00
2017	2017-0002099	HINTHER, HARVEY J. (TRUST)			102	29,414		3,530	293.00
2016	2016-0002099	HINTHER, HARVEY J. (TRUST)			102	29,414		3,530	300.00
2015	2015-0002099	HINTHER, HARVEY J. (TRUST)			102	29,414		3,530	280.00
2014	2014-0002099	HINTHER, HARVEY J. (TRUST)			102	29,414		3,530	283.00
2013	2013-0002099	HINTHER, HARVEY J. (TRUST)			102	29,414		3,530	281.00



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<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 27,576 Site Improvements Total Value 27,576 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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### Agland Inventory

300002099

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CA	CAREY SILT 1-3%	CR	50			74.497	255	255	18,959	18,959
CA	CAREY SILT 1-3%	NP	50			.994	160	160	159	159
QA	QUINLAN LOAM	NP	11			10.438	35	35	367	367
QA	QUINLAN LOAM	CR	11			21.706	56	56	1,215	1,215
QC	QUINLAN-WDWARD 5-12%	NP	14			1.093	45	45	49	49
QC	QUINLAN-WDWARD 5-12%	CR	14			1.687	71	71	120	120
WB	WOODWARD 3-8%	NP	33			12.164	106	106	1,284	1,284
WB	WOODWARD 3-8%	CR	33			27.376	168	168	4,598	4,598
WD	WOODWARD-QUINLAN3-8%	CR	23			7.047	117	117	825	825
<b>CR Totals</b>						157.000			27,576	27,576
<b>Total Agland</b>						157.000			27,576	27,576