



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	300002122													
Parcel ID	0000-08-27N-21W-2-001-00													
Cadastral ID	0000-27N-21W-08-2-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area 2												
Tax Area	102 - 4R-BUFFALO													
Name ID	24296													
SPRADLIN, MATT & AMANDA SPRADLIN														
P.O. BOX 574 BUFFALO OK 73834-														
Parcel Location														
Situs	827N21W21													
Subdivision														
Lot/Block	/	Parcel Size	120 - Acres											
Sec/Twn/Rng	8 / 27 / 21 / 2													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.83089139 -99.55214455														
SEC.8-27-21 N2NW4 ; SW4NW4														
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										
Exemptions														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	769/75	LUCAS, TOM M.	06/29/2022	120,000	18					
					/	LUCAS, E.T								
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap	2023	Land Value	16,660	16,660	12%	Assessed	8,583	675.83						
Year Frozen		Improvements	54,866	54,866		Penalty	0							
Uncapped Value	0	Mobile Home	0	0		Exemption	1,000	-79.00						
TIF Project ID	0	Total Value	71,526	71,526		Total Taxable	7,583	597.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300002122	SPRADLIN, MATT &	102	71,526	0	8,583	676.00							
2024	2024-300002122	SPRADLIN, MATT &	102	42,143	0	4,923	401.00							
2023	2023-300002122	SPRADLIN, MATT &	102	39,828	0	4,779	395.00							
2022	2022-300002122	SPRADLIN, MATT &	102	30,928	0	3,353	276.00							
2021	2021-300002122	LUCAS, TOM M.	102	27,130	0	3,256	269.00							
2020	2020-300002122	LUCAS, E.T	102	27,003	0	3,241	267.00							
2019	2019-0002122	LUCAS, E.T	102	27,130		3,255	270.00							
2018	2018-0002122	LUCAS, E.T.	102	27,130		3,255	270.00							
2017	2017-0002122	LUCAS, E.T.	102	30,113		3,260	271.00							
2016	2016-0002122	LUCAS, E.T.	102	30,113		3,165	269.00							
2015	2015-0002122	LUCAS, E.T.	102	38,073		3,074	244.00							
2014	2014-0002122	LUCAS, E.T.	102	36,645		2,985	239.00							
2013	2013-0002122	LUCAS, E.T.	102	36,645		2,897	231.00							



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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		

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	/

UTILITY SHED 11/22/2024

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	5,000		
Indicated Value	5,000	0.00	Per SqFt
Agland Value	11,660		
Site Improvements	54,329		
Total Value	70,989	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	+ 5,000
Total Area	x	Indicated Value	= 5,000
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
	PACN	Paving - Concrete / DRVIEWAY	15x8x0	Concrete		120
	Qual	3	Cond 3	Year 2024	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (6.78 x 120)		814	814	81	733
	UTIL	Utility BLDG NO DOORS 2025 PARTIAL VALUE0x0x0		Concrete	Formed Metal	2,000
	Qual	3	Cond 3	Year 2024	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
	Base Cost (25.41 x 2,000)		50,820	50,820	1,525	49,295
	ASC	Awing/Shelter/Carport	35x20x16	Concrete	Formed Metal	1,000
	Qual	3	Cond 3	Year 2024	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (7% Phys/ % Func)	RCNLD
	Base Cost (3.88 x 1,000)		3,880	3,880	272	3,608
	SHDS	Shed, Wood	20x24x10	Dirt	Galvanized Metal	480
	Qual	1	Cond 1	Year 1940	Eff Age 120	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (7.22 x 480)		3,466	3,466	2,773	693
	BNV	OLD HOUSE REMOVED 2024	40x50x8			2,000
	Qual	1	Cond 1	Year 1940	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (0.00 x 2,000)					



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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
QA	QUINLAN LOAM	NP	11			4.252	35	35	150	150
QC	QUINLAN-WDWARD 5-12%	CR	14			3.620	71	71	258	258
QC	QUINLAN-WDWARD 5-12%	NP	14			14.648	45	45	656	656
TE	TIVOLI-QUINLAN	NP	12			.470	38	38	18	18
W	WATER	NP	0			1.080	0	0	0	0
WA	WOODWARD 1-3%	CR	43			4.464	219	219	977	977
WB	WOODWARD 3-8%	CR	33			17.540	168	168	2,946	2,946
WB	WOODWARD 3-8%	NP	33			14.863	106	106	1,570	1,570
WD	WOODWARD-QUINLAN3-8%	NP	23			39.410	74	74	2,901	2,901
WD	WOODWARD-QUINLAN3-8%	CR	23			18.654	117	117	2,184	2,184
CR Totals						119.000			11,660	11,660
Total Agland						119.000			11,660	11,660