



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300002180 <b>Parcel ID</b> 0000-22-27N-21W-1-001-00 <b>Cadastral ID</b> 0000-27N-21W-22-1-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 102 - 4R-BUFFALO <b>Name ID</b> 12774 HOFFMAN, DOROTHY SUE GST EXEM. RESIDUARY TRUST % BK OF OK ATTN: RPS ATTN: KATHY CRANE P.O. BOX 24128 OKLAHOMA CITY OK 73124-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 2227N21W11 <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 640 - Acres <b>Sec/Twn/Rng</b> 22 / 27 / 21 / 1 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 4-BUFFAL - 4-BUFFALO																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.84744046 -99.41348761 SEC.22-27-21 ALL OF SECTION BANK OF OKLA. TRUSTEE OF DOROTHY SUE HOFFMAN GST EXEMPTION RESIDUARY TR.					<b>Building Permits</b> <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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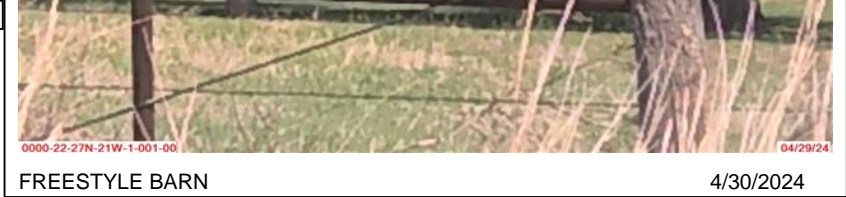
## Assessment Property Record Card for Tax Year 2026

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Lot Data	Acre - Exempt	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities  Method Acre 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	/



FREESTYLE BARN 4/30/2024

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		

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value			
Indicated Value		0.00	Per SqFt
Agland Value	48,758		
Site Improvements	6,275		
Total Value	55,033	0.00	Total Value Per SqFt

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
	BNGP	Barn - General Purpose	34x40x8		Galvanized Metal	1,360
	Qual	3.5	Cond 3.25	Year 1962	Eff Age 61	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (79% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (21.97 x 1,360)	29,879	29,879	23,604	6,275



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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
CA	CAREY SILT 1-3%	NP	50			7.634	160	160	1,221	1,221
LD	LOAMY ALLUVIAL LAND	NP	33			27.853	106	106	2,941	2,941
PE	PRATT LOAMY DUNED	NP	20			63.412	64	64	4,058	4,058
QA	QUINLAN LOAM	NP	11			143.592	35	35	5,054	5,054
QA	QUINLAN LOAM	CR	11			2.313	56	56	129	129
QC	QUINLAN-WDWARD 5-12%	CR	14			.822	71	71	59	59
QC	QUINLAN-WDWARD 5-12%	NP	14			121.015	45	45	5,421	5,421
RD	ROUGH BROKEN LAND	NP	10			16.157	32	32	517	517
SD	SPUR LOAM	NP	70			2.166	224	224	485	485
TD	TIVOLI FINE SAND	NP	13			31.144	42	42	1,296	1,296
WB	WOODWARD 3-8%	NP	33			106.239	106	106	11,219	11,219
WB	WOODWARD 3-8%	CR	33			27.840	168	168	4,676	4,676
WD	WOODWARD-QUINLAN3-8%	NP	23			40.284	74	74	2,965	2,965
YA	YAHOLA FINE SANDY	NP	55			49.531	176	176	8,717	8,717
<b>NP Totals</b>						640.000			48,758	48,758
<b>Total Agland</b>						640.000			48,758	48,758