



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	300002407									
Parcel ID	0000-01-27N-23W-3-012-00									
Cadastral ID	0000-27N-23W-01-3-012-00									
Property Type	REAL - Real Property									
Property Class	E	VI Area	2							
Tax Area	102 - 4R-BUFFALO									
Name ID	12754									
COUNTY-HARPER										
OK 00000-0000										
Parcel Location										
Situs	00924 N HOY STREET									
Subdivision										
Lot/Block	/	Parcel Size	18.47 - Acres							
Sec/Twn/Rng	1 / 27 / 23 / 3									
Neighborhood	1000 - COUNTY									
School District	4-BUFFAL - 4-BUFFALO									
Legal Description	Lat/Long: 36.84126638 -99.63152711			MAIN OFFICE 5/9/2024						
SEC 1-27-23 TRACT S2				Building Permits						
				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	17	0	12%	0	Assessed	0	0.00	
Year Frozen		Improvements	256,091	0		0	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	256,108	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	2025-300002407	COUNTY-HARPER			102	256,108	0		.00	
2024	2024-300002407	COUNTY-HARPER			102	6,949	0		.00	
2023	2023-300002407	COUNTY-HARPER			102	7,188	0		.00	
2022	2022-300002407	COUNTY			102	5,587	0		.00	
2021	2021-300002407	COUNTY			102		0		.00	
2020	2020-300002407	COUNTY			102		0		.00	
2019	2019-0002407	COUNTY			102				.00	
2018	2018-0002407	COUNTY			102				.00	
2017	2017-0002407	COUNTY			102				.00	
2016	2016-0002407	COUNTY			102				.00	
2015	2015-0002407	COUNTY			102				.00	
2014	2014-0002407	COUNTY			102				.00	
2013	2013-0002407	COUNTY			102				.00	



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Lot Data		Primary Image	
Lot Size	x		
Lot Count			
Units Buildable			
Non-Ag Acres	17.3492		
Topography			
Street Access			
Utilities			
Amenities			
Value Model	22 Exempt		
Value Method	Acre		
Base Lot Value	17.35 x .98 = 17		
Factor Value	0		
Adjustments			
Lot Value	17		
Cost Approach		Image Information	
Manual Date	07/2025	Image ID	29750
Total Building Area	3,762	Image Date	5/9/2024
Total Base Value	388,615	Name	019.JPG
Modifier Value		Description	MAIN OFFICE
Misc Improvements			
Replacement Cost New	388,615		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	77,723		
Economic Depreciation			
RCNLD (All Sources)	77,723		
Depreciated Improvements			
Outbuilding Value	176,361		
Total Improvement Value	254,084		
Land Value	17		
Cost Approach Value	254,101 67.54/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	176,361
Miscellaneous Income		Land Value	17
Effective Gross Income (EGI)		Total Appraised Value	254,101 67.54/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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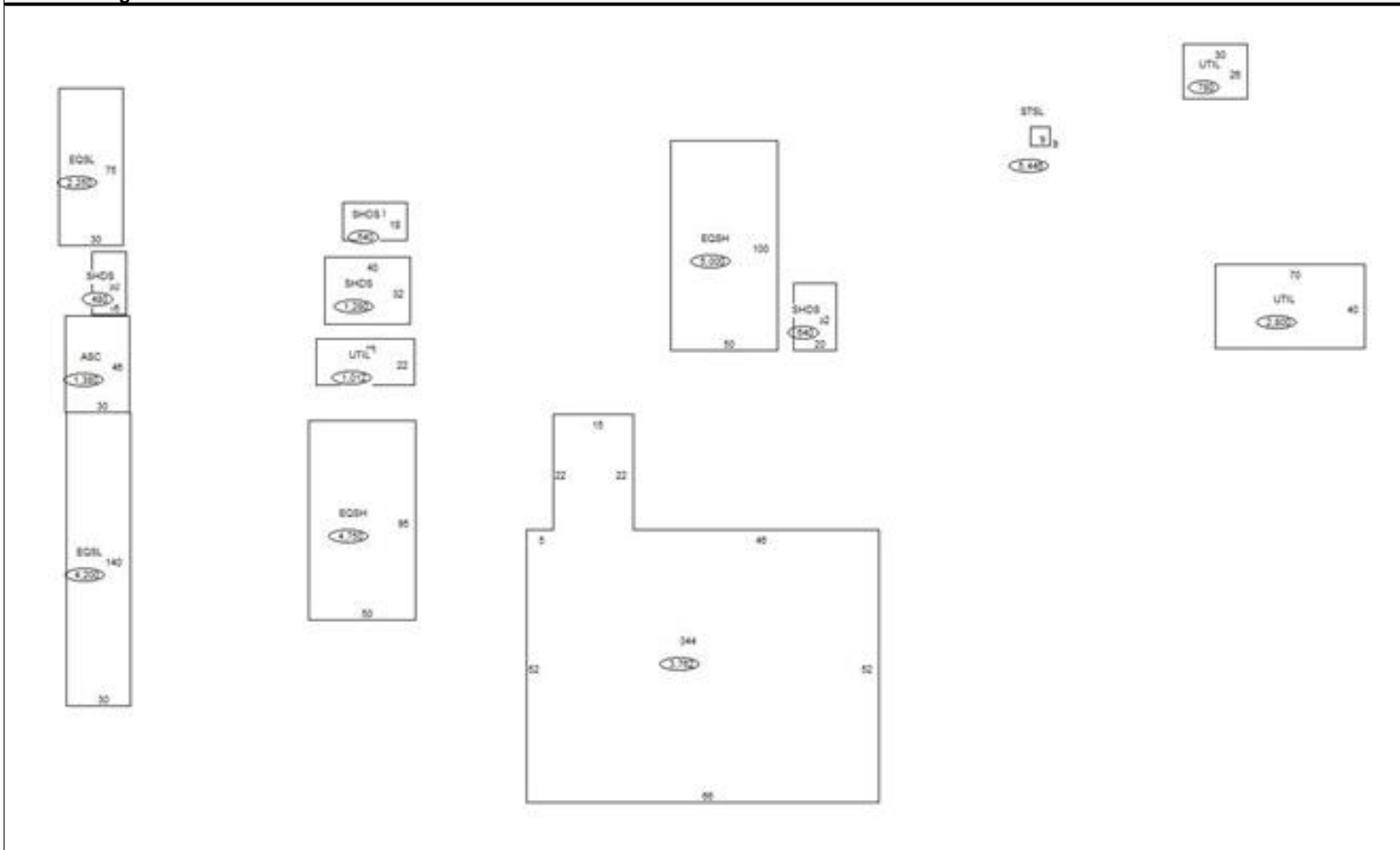
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Sketch Image

300002407



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	O	STSL		50	STSL	5,446	1.000	5,446
2	C	344		20	344	3,762	1.000	3,762
3	O	UTIL		50	UTIL	2,800	1.000	2,800
4	O	UTIL		50	UTIL	780	1.000	780
5	O	EQSL		50	EQSL	2,250	1.000	2,250
6	O	SHDS		50	SHDS	480	1.000	480
7	O	ASC		50	ASC	1,380	1.000	1,380
8	O	EQSL		50	EQSL	4,200	1.000	4,200
9	O	EQSH		50	EQSH	4,750	1.000	4,750
10	O	UTIL		50	UTIL	1,012	1.000	1,012
11	O	EQSH		50	EQSH	5,000	1.000	5,000
12	O	SHDS		50	SHDS	1,280	1.000	1,280
13	O	SHDS		50	SHDS	540	1.000	540
14	O	SHDS		50	SHDS	640	1.000	640
Total Building Area						3,762		3,762



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Account 300002407
Parcel ID 0000-01-27N-23W-3-012-00
Cadastral ID 0000-27N-23W-01-3-012-00

Tax Area Code 102
Property Class E
Owners Name COUNTY-HARPER

Building Data

Building ID 519
Building Sequence 1
Occupancy 1 344 Office Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 3,762
Average Perimeter 280
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 1960
Effective Age 66
Construction Class 1 - Residential Stud Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 82 - Stud Brick Veneer
Heating/Cooling
Roof Type Flat
Roof Cover Concrete

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 2
Zone Description VI AREA 2
Base Cost 72.84
Wall Cost 30.46
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 103.30
Total Area 3,762
Base RCN 388,615
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 388,615
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (310,892)
Total RCNLD 77,723
Lump Sums
Total Building Value 77,723 \$ 20.66 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building BY STORAGE TANK	30x26x10		Formed Metal	780
	Qual 3	Cond 3	Year 2017	Eff Age 9		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (27.14 x 780)		21,169	3,599	17,570
	STSL	Storage Tanks - Steel W of Mill	9x9x9			5,446
	Qual 3	Cond 3	Year 2015	Eff Age 11		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.84 x 5,446)		10,021	4,008	6,013
	PACN	Paving - Concrete AMBULANCE BARN	74x16x0			1,184
	Qual 3	Cond 3	Year 2003	Eff Age 23		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (4.05 x 1,184)		4,795	3,836	959
	UTIL	AMBULANCE BARN	70x40x14		Formed Metal	2,800
	Qual 3	Cond 3	Year 2003	Eff Age 23		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (22.25 x 2,800)		62,300	32,396	29,904
	PACN	Paving - Concrete	78x14x0			1,092
	Qual 3	Cond 3	Year 1960	Eff Age 66		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (4.06 x 1,092)		4,434	3,547	887
	PAVA	Paving - Asphalt	0x0x0			87,120
	Qual 3	Cond 3	Year 1960	Eff Age 66		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (2.32 x 87,120)		202,118	161,694	40,424
	EQSL	Equipment Shelter	75x30x10		Galvanized Metal	2,250
	Qual 3	Cond 3	Year 1960	Eff Age 66		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (15.37 x 2,250)		34,583	27,666	6,917



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SHDS Shed - Small SOUTH OF EQUIPMENT SHED 30x16x8 Composition Shingle 480
 Qual 1 Cond 1 Year 1960 Eff Age 92

Valuation Summary **Modifier Total** **RCN** **Depr (% Phys/ % Func)** **RCNLD**
 Base Cost (11.90 x 480) 5,712 4,570 1,142



ASC Awing/Shelter/Carport SOUTH OF OLD HOUSE 66x30x10 Built Up Tar/Gravel 1,380
 Qual 3 Cond 3 Year 1960 Eff Age 50

Valuation Summary **Modifier Total** **RCN** **Depr (% Phys/ % Func)** **RCNLD**
 Base Cost (4.05 x 1,380) 5,589 4,471 1,118



EQSL Equipment Shelter 140x30x10 Galvanized Metal 4,200
 Qual 3 Cond 3 Year 1960 Eff Age 66

Valuation Summary **Modifier Total** **RCN** **Depr (% Phys/ % Func)** **RCNLD**
 Base Cost (16.12 x 4,200) 67,704 54,163 13,541



EQSH Equipment Shed NW OF MAIN SHED 95x50x14 Formed Metal 4,750
 Qual 3 Cond 3 Year 1960 Eff Age 66

Valuation Summary **Modifier Total** **RCN** **Depr (% Phys/ % Func)** **RCNLD**
 Base Cost (21.52 x 4,750) 102,220 81,776 20,444



UTIL Utility Building N OF EQUIP SHED 46x22x8 Formed Metal 1,012
 Qual 3 Cond 3 Year 1960 Eff Age 66

Valuation Summary **Modifier Total** **RCN** **Depr (% Phys/ % Func)** **RCNLD**
 Base Cost (30.71 x 1,012) 31,079 24,863 6,216



EQSH Equipment Shed COUNTY BARN 100x50x14 Formed Metal 5,000
 Qual 3 Cond 3 Year 1960 Eff Age 66

Valuation Summary **Modifier Total** **RCN** **Depr (% Phys/ % Func)** **RCNLD**
 Base Cost (21.45 x 5,000) 107,250 85,800 21,450



SHDS Shed - Small 40x32x8 Built Up Tar/Gravel 1,280
 Qual 3 Cond 3 Year 1960 Eff Age 66

Valuation Summary **Modifier Total** **RCN** **Depr (% Phys/ % Func)** **RCNLD**
 Base Cost (19.87 x 1,280) 25,434 20,347 5,087



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SHDS	Shed - Small			30x18x8			Built Up Tar/Gravel	540
Qual	3	Cond	3	Year	1960	Eff Age	66	

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (19.87 x 540)		10,730	8,584	2,146



SHDS	Shed - Small EAST OF COUNTY BARN			32x20x8			Built Up Tar/Gravel	640
Qual	3	Cond	3	Year	1960	Eff Age	66	

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (19.87 x 640)		12,717	10,174	2,543

Total Site Improvement Value	176,361
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