



# 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	300002503				<p>0000-12-27N-23W-3-004-00 03/28/23</p>									
Parcel ID	0000-12-27N-23W-3-004-00													
Cadastral ID	0000-27N-23W-12-3-004-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	4											
Tax Area	102 - 4R-BUFFALO													
Name ID	25710													
THOMAS, JON & BROOKE THOMAS														
321 NE 5TH STREET BUFFALO OK 73834-														
<b>Parcel Location</b>														
Situs	1227N23W34													
Subdivision														
Lot/Block	/	Parcel Size	7 - Acres											
Sec/Twn/Rng	12 / 27 / 23 / 3													
Neighborhood	100300 - RANCHLENARDS													
School District	4-BUFFAL - 4-BUFFALO													
<b>Legal Description</b> Lat/Long: 36.83051625 -99.63290723														
SEC.12-27-23 TRACT IN N2S2SW4 WEST OF HWY 183 BOOK 788 PAGE 479														
<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					
Number	Description	Opened	Closed	Amount										
<b>Exemptions</b>														
Code	Type	Active	Maximum	Exemption										
<b>Sale History</b>														
	Bk/Pg	Grantor	Date	Price	Code									
	788/479	SPRADLIN, FRANK DALE &/OR	03/31/2025	1,000	18									
	723/828	CALHOUN, NANCY	02/24/2017	5,000	Q									
	/	SPRADLIN, FRANK DALE &/OR												
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap	2026	Land Value	5,250	5,250	12%	630	Assessed	1,364	107.40					
Year Frozen		Improvements	6,117	6,117		734	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	11,367	11,367		1,364	Total Taxable	1,364	107.00					
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300002503	THOMAS, JON &	102	11,367	0	1,059	83.00							
2024	2024-300002503	SPRADLIN, FRANK DALE &/OR	102	11,296	0	1,029	84.00							
2023	2023-300002503	SPRADLIN, FRANK DALE &/OR	102	11,179	0	999	83.00							
2022	2022-300002503	SPRADLIN, FRANK DALE &/OR	102	11,179	0	970	80.00							
2021	2021-300002503	SPRADLIN, FRANK DALE &/OR	102	11,509	0	942	78.00							
2020	2020-300002503	SPRADLIN, FRANK DALE &/OR	102	5,250	0	185	15.00							
2019	2019-0002503	SPRADLIN, FRANK DALE &/OR	102	5,250		180	15.00							
2018	2018-0002503	SPRADLIN, FRANK DALE &/OR	102	5,250		175	15.00							
2017	2017-0002503	SPRADLIN, FRANK DALE &/OR	102	9,500		799	66.00							
2016	2016-0002503	CALHOUN, NANCY	102	12,444		1,016	86.00							
2015	2015-0002503	CALHOUN, NANCY	102	12,444		986	78.00							
2014	2014-0002503	CALHOUN, NANCY	102	12,444		958	77.00							
2013	2013-0002503	CALHOUN, NANCY	102	12,444		930	74.00							



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Lot Data		Acre - TRACTS & ACREAGE		Primary Image				
Lot Size				<p>0000-12-27N-23W-3-004-00 03/28/23</p> <p>LOAFING SHED 3/30/2023</p>				
Lot Count								
Units Buildable								
Non-Ag Acres	7							
Topography								
Street Access								
Utilities								
Amenities								
Method	Acre							
Base Lot Value	7.00 x 750.00 = 5,250							
Factor Value								
Adjustments								
Lot Value	5,250							
<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	+					
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	=					
Adj Base Cost	= 0.00	Lot Value	+	5,250				
Total Area	x	Indicated Value	=	5,250				
Adjusted Cost	= 0	Value Per SqFt		0.00				
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value

LOAFING SHED

3/30/2023

**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 5,250  
 Indicated Value 5,250 0.00 Per SqFt  
 Aground Value  
 Site Improvements 5,512  
 Total Value 10,762 0.00 Total Value Per SqFt



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
 <p>0000-12-27N-23W-3-004-00 2503 11/02/2020</p>	LOAF	Loafing Shed	60x20x0		Formed Metal	1,200
	Qual	3	Cond 3	Year 2020	Eff Age 6	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (28% Phys/ 0% Func)</b>	<b>RCNLD</b>
Base Cost (6.38 x 1,200)		7,656		7,656	2,144	5,512