



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	300002513			<p>0000-12-27N-23W-3-014-00 06/11/24</p>																																																		
Parcel ID	0000-12-27N-23W-3-014-00																																																					
Cadastral ID	0000-27N-23W-12-3-014-00																																																					
Property Type	REAL - Real Property																																																					
Property Class	E	VI Area	2																																																			
Tax Area	102 - 4R-BUFFALO																																																					
Name ID	13440																																																					
LUTHERN CHURCH																																																						
OK 00000-0000																																																						
Parcel Location																																																						
Situs	1227N23W314																																																					
Subdivision																																																						
Lot/Block	/	Parcel Size	6.05 - Acres																																																			
Sec/Twn/Rng	12 / 27 / 23 / 3																																																					
Neighborhood	1000 - COUNTY																																																					
School District	4-BUFFAL - 4-BUFFALO																																																					
Legal Description				Building Permits																																																		
Lat/Long: 36.92690097 -99.42554089				<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 colspan="5">SEC.12-27-23 RANCH ACRES TRACT 17 & 18</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	SEC.12-27-23 RANCH ACRES TRACT 17 & 18																																							
Number	Description	Opened	Closed	Amount																																																		
SEC.12-27-23 RANCH ACRES TRACT 17 & 18																																																						
Exemptions				Sale History																																																		
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>78.740</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td></td> <td>Land Value 30,250</td> <td>0</td> <td>12%</td> <td>0</td> <td>Assessed</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements 105,769</td> <td>0</td> <td></td> <td>0</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 136,019</td> <td>0</td> <td></td> <td>0</td> <td>Total Taxable</td> <td>0</td> <td>0.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	Remove Cap		Land Value 30,250	0	12%	0	Assessed	0	0.00	Year Frozen		Improvements 105,769	0		0	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 136,019	0		0	Total Taxable	0	0.00
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TIF Project ID	0	Total Value 136,019	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	2025-300002513	LUTHERN CHURCH	102	136,019	0		.00																																															
2024	2024-300002513	LUTHERN CHURCH	102	139,326	0		.00																																															
2023	2023-300002513	LUTHERN CHURCH	102	112,006	0		.00																																															
2022	2022-300002513	LUTHERN CHURCH	102	111,245	0		.00																																															
2021	2021-300002513	LUTHERN CHURCH	102		0		.00																																															
2020	2020-300002513	LUTHERN CHURCH	102		0		.00																																															
2019	2019-0002513	LUTHERN CHURCH	102				.00																																															
2018	2018-0002513	LUTHERN CHURCH	102				.00																																															
2017	2017-0002513	LUTHERN CHURCH	102				.00																																															
2016	2016-0002513	LUTHERN CHURCH	102				.00																																															
2015	2015-0002513	LUTHERN CHURCH	102				.00																																															
2014	2014-0002513	LUTHERN CHURCH	102				.00																																															
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Lot Data	Primary Image
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres 6.05</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 181 RURAL COMMERCIAL</p> <p>Value Method Acre</p> <p>Base Lot Value 6.05 x 5,000.00 = 30,250</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 30,250</p>	 <p>0000-12-27N-23W-3-014-00 2513 8/31/2020</p>
Cost Approach	Image Information
<p>Manual Date 07/2025</p> <p>Total Building Area 3,691</p> <p>Total Base Value 522,756</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 522,756</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 104,551</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 104,551</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 104,551</p> <p>Land Value 30,250</p> <p>Cost Approach Value 134,801 36.52/SqFt</p>	<p>Image ID 30702</p> <p>Image Date 6/12/2024</p> <p>Name 002.JPG</p> <p>Description CHURCH</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value 30,250</p> <p>Total Appraised Value 134,801 36.52/SqFt</p>



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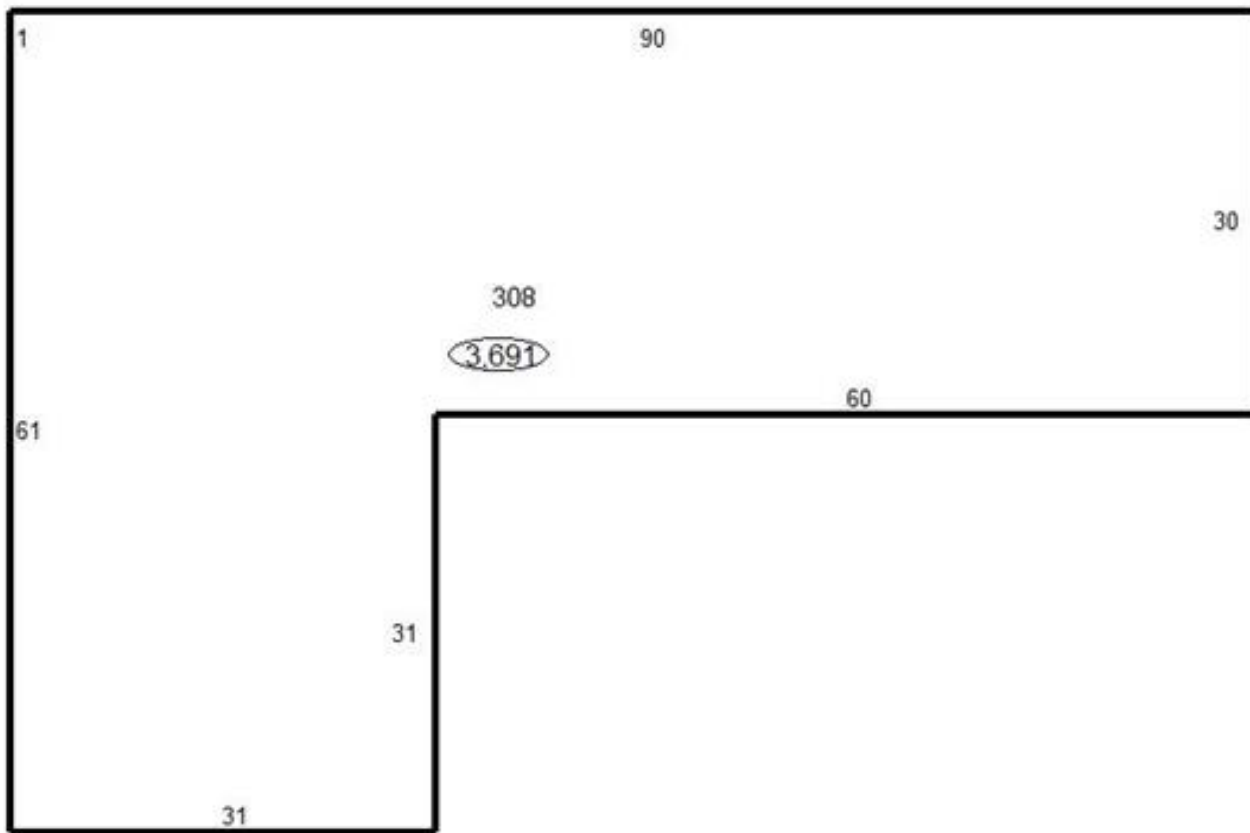
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Sketch Image

300002513



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	308		13	308	3,691	1.000	3,691
Total Building Area						3,691		3,691



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Account 300002513
Parcel ID 0000-12-27N-23W-3-014-00
Cadastral ID 0000-27N-23W-12-3-014-00

Tax Area Code 102
Property Class E
Owners Name LUTHERN CHURCH

Building Data

Building ID 316
Building Sequence 1
Occupancy 1 308 Church w/ Sunday School 100%
Occupancy 2
Occupancy 3
Total Floor Area 3,691
Average Perimeter 304
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 1950
Effective Age 76
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 82 - Stud Brick Veneer
Heating/Cooling 10 - Complete HVAC
Roof Type Gable
Roof Cover Composition

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



Image Information

Image Name 2513_1.jpg
Image Date 8/31/2020
Image Name 2513_1.jpg
Description

Cost Calculations

Appraisal Zone 2
Zone Description VI AREA 2
Base Cost 82.19
Wall Cost 32.44
HVAC Cost 27.00
Basement Cost 0.00
Total Base Cost 141.63
Total Area 3,691
Base RCN 522,756
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 522,756
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (418,205)
Total RCNLD 104,551
Lump Sums
Total Building Value 104,551 \$ 28.33 Per SqFt