



# 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	300002625				No Image On File									
Parcel ID	0000-35-27N-23W-4-001-00													
Cadastral ID	0000-27N-23W-35-4-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	1											
Tax Area	102 - 4R-BUFFALO													
Name ID	12890													
PROPHET, JAMES HENRY HOMESTEAD, LLC														
1147 MONUMENT ROAD KANAB UT 84741-0000														
<b>Parcel Location</b>														
Situs	3527N23W41													
Subdivision														
Lot/Block	/	Parcel Size	160 - Acres											
Sec/Twn/Rng	35 / 27 / 23 / 4													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
<b>Legal Description</b> Lat/Long: 36.80361889 -99.49013958														
<b>Building Permits</b>														
SEC.35-27-23 SE4 RONALD OWENS, CONNIE MARLENE GARDNER (UND 1/2 INT EA)														
<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>														
<b>Sale History</b>														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	25,118	25,118	12%	3,014	Assessed	3,014	237.32					
Year Frozen		Improvements	0	0		0	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	25,118	25,118		3,014	Total Taxable	3,014	237.00					
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300002625	PROPHET, JAMES HENRY			102	25,118	0	2,984	235.00					
2024	2024-300002625	PROPHET, JAMES HENRY			102	25,118	0	2,897	236.00					
2023	2023-300002625	JAMES HENRY PROPHET			102	23,437	0	2,812	233.00					
2022	2022-300002625	JAMES HENRY PROPHET			102	23,437	0	2,812	231.00					
2021	2021-300002625	JAMES HENRY PROPHET			102	23,437	0	2,812	232.00					
2020	2020-300002625	JAMES HENRY PROPHET			102	23,437	0	2,812	231.00					
2019	2019-0002625	OWENS, RONALD &			102	23,437		2,812	233.00					
2018	2018-0002625	OWENS, GENEVIEVE			102	23,437		2,812	233.00					
2017	2017-0002625	OWENS, GENEVIEVE			102	23,437		2,812	234.00					
2016	2016-0002625	OWENS, GENEVIEVE			102	23,437		2,812	239.00					
2015	2015-0002625	OWENS, GENEVIEVE			102	23,437		2,812	223.00					
2014	2014-0002625	OWENS, GENEVIEVE			102	23,437		2,812	225.00					
2013	2013-0002625	OWENS, GENEVIEVE			102	23,437		2,812	224.00					



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<b>Lot Data</b>		-		<b>Primary Image</b>				
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities  Method Base Lot Value Factor Value Adjustments Lot Value				<b>GRM Approach</b> GRM Code Gross Rent Indicated Value  <b>Multiple Regression</b> MRA Code Adjusted R Indicated Value  <b>Direct Comparables</b> Selection Model DEFAULT DEFAULT SELECTION MODEL Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE Comparables Indicated Value  <b>Value Reconciliation</b> Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 25,118 Site Improvements Total Value 25,118 0.00 Total Value Per SqFt				
<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	+ 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					
<b>Miscellaneous Improvements</b>								
<b>Code</b>	<b>Description</b>	<b>Sketch ID</b>	<b>Size</b>	<b>Year</b>	<b>Units</b>	<b>Unit Cost</b>	<b>Depr</b>	<b>Value</b>



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### Agland Inventory

300002625

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			2.655	160	160	425	425
CA	CAREY SILT 1-3%	CR	50			62.059	255	255	15,794	15,794
CB	CAREY SILT 3-5%	CR	41			9.280	209	209	1,937	1,937
QA	QUINLAN LOAM	NP	11			8.997	35	35	317	317
QC	QUINLAN-WDWARD 5-12%	NP	14			1.598	45	45	72	72
QC	QUINLAN-WDWARD 5-12%	CR	14			47.770	71	71	3,404	3,404
RA	RANDAL CLAY	CR	10			.098	51	51	5	5
WD	WOODWARD-QUINLAN3-8%	CR	23			26.168	117	117	3,063	3,063
WD	WOODWARD-QUINLAN3-8%	NP	23			1.376	74	74	101	101
<b>NP Totals</b>						160.000			25,118	25,118
<b>Total Agland</b>						160.000			25,118	25,118