



# 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 300002643 Parcel ID 0000-04-27N-24W-1-001-00 Cadastral ID 0000-27N-24W-04-1-001-00 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 102 - 4R-BUFFALO Name ID 15299 CUETO, GUILLERMO & SALOME CUETO  P O BOX 1073 LAVERNE OK 73848-0000  <b>Parcel Location</b> Situs 427N24W11 Subdivision Lot/Block / Parcel Size 154 - Acres Sec/Twn/Rng 4 / 27 / 24 / 1 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO																			
LEGAL DESCRIPTION: SEC. 4-27-24 LOTS 1-2; S2NE4LESS 5 AC. TRACT BOOK 764 PAGE 187 BK 614 PG 359 Lat/Long: 36.83984879 -99.65912037																			
<b>Legal Description</b>					<b>Building Permits</b>														
SEC. 4-27-24 LOTS 1-2; S2NE4LESS 5 AC. TRACT BOOK 764 PAGE 187 BK 614 PG 359					<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										
					764/187	SHORT, ARTHUR E.	11/08/2021	120,000	18										
					/	SHORT, ARTHUR E.													
<b>Parcel Valuation</b>																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax										
Remove Cap	2022		Land Value	17,026	17,026	12%	2,043	Assessed	2,269	178.66									
Year Frozen			Improvements	1,880	1,880		226	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0	0.00									
TIF Project ID	0		Total Value	18,906	18,906		2,269	Total Taxable	2,269	179.00									
<b>Assessment History</b>																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-300002643	CUETO, GUILLERMO &			102	18,906	0	2,269	179.00										
2024	2024-300002643	CUETO, GUILLERMO &			102	18,720	0	2,246	183.00										
2023	2023-300002643	CUETO, GUILLERMO &			102	18,553	0	2,226	184.00										
2022	2022-300002643	CUETO, GUILLERMO &			102	18,568	0	2,228	183.00										
2021	2021-300002643	SHORT, ARTHUR E.			102	18,540	0	2,224	184.00										
2020	2020-300002643	SHORT, ARTHUR E.			102	18,540	0	2,224	183.00										
2019	2019-0002643	SHORT, ARTHUR E.			102	18,540		2,224	184.00										
2018	2018-0002643	SHORT, ARTHUR E.			102	18,540		2,224	184.00										
2017	2017-0002643	SHORT, ARTHUR E.			102	18,595		2,231	185.00										
2016	2016-0002643	SHORT, ARTHUR E.			102	18,595		2,231	190.00										
2015	2015-0002643	SHORT, ARTHUR E.			102	18,595		2,231	177.00										
2014	2014-0002643	SHORT, ARTHUR E.			102	18,595		2,231	179.00										
2013	2013-0002643	SHORT, ARTHUR E.			102	18,595		2,231	178.00										




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Lot Data		Primary Image	
Lot Size	-		
Lot Count	-		
Units Buildable	-		
Non-Ag Acres	0		
Topography	-		
Street Access	-		
Utilities	-		
Amenities	-		
Method	-		
Base Lot Value	-		
Factor Value	-	GRAIN BIN 7/15/2025	
Adjustments	-	<b>GRM Approach</b>	
Lot Value	-	GRM Code	
<b>Residential Data</b>		Gross Rent	
Type	-	Indicated Value	
Condition	-	<b>Multiple Regression</b>	
Quality	-	MRA Code	
Architecture	-	Adusted R	
Style	-	Indicated Value	
Exterior Wall	-	<b>Direct Comparables</b>	
Base/Total Area /	-	Selection Model DEFAULT DEFAULT SELECTION MODEL	
Style	-	Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE	
HVAC	-	Comparables	
Roof Cover	-	Indicated Value	
Area on Slab	-	<b>Value Reconciliation</b>	
Fixture/RghIn /	-	Selected Approach Cost Approach	
Bed/F/H Bath / /	-	Improvements	
Basement Area	-	Lot Value	
Garage Type	-	Indicated Value 0.00 Per SqFt	
Remodel	-	Agland Value 17,026	
Year/Eff Age /	-	Site Improvements 1,914	
<b>Cost Approach</b>		Total Value 18,940 0.00 Total Value Per SqFt	
Manual :			
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 +		
Total Area x	Indicated Value =		
Adjusted Cost = 0	Value Per SqFt 0.00		
<b>Miscellaneous Improvements</b>			
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	
	SHDS	Storage MH STORAGE	10x55x8	Base	Formed Metal	550	
	Qual	2.5	Cond 2	Year 1995	Eff Age 37		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (15.78 x 550)	8,679		8,679	6,943	1,736
	GBST	Grain Bin - Storage 500 BU	0x0x0	Dirt		500	
	Qual	3	Cond 3	Year 1995	Eff Age 31		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (78% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (1.62 x 500)	810		810	632	178



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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
DA	DALHART 1-3%	CR	50			.650	255	255	165	165
LD	LOAMY ALLUVIAL LAND	CR	33			.121	168	168	20	20
ME	MANSKER LOAM 3-5%	NP	31			15.773	99	99	1,565	1,565
ME	MANSKER LOAM 3-5%	CR	31			34.582	158	158	5,457	5,457
MG	MANSKER-POTTER 5-20%	NP	15			51.080	48	48	2,452	2,452
MG	MANSKER-POTTER 5-20%	CR	15			21.523	76	76	1,643	1,643
PB	PRATT HUMMOCKY	NP	40			.123	128	128	16	16
PB	PRATT HUMMOCKY	CR	40			25.605	204	204	5,213	5,213
PD	PRATT LOAMY HUMMOCKY	NP	31			3.784	99	99	375	375
PD	PRATT LOAMY HUMMOCKY	CR	31			.758	158	158	120	120
<b>CR Totals</b>						154.000			17,026	17,026
<b>Total Agland</b>						154.000			17,026	17,026