



# 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	300002781				<p>0000-35-27N-24W-1-002-00_003.JPG 7/29/2022</p>																			
Parcel ID	0000-35-27N-24W-1-002-00																							
Cadastral ID	0000-27N-24W-35-1-002-00																							
Property Type	REAL - Real Property																							
Property Class	RA	VI Area	4																					
Tax Area	102 - 4R-BUFFALO																							
Name ID	13540																							
PEARSON, JOE S.																								
PO BOX 187 BUFFALO OK 73834-0000																								
Parcel Location																								
Situs	3527N24W12																							
Subdivision																								
Lot/Block	/	Parcel Size	40 - Acres																					
Sec/Twn/Rng	35 / 27 / 24 / 1																							
Neighborhood	1000 - COUNTY																							
School District	4-BUFFAL - 4-BUFFALO																							
Legal Description Lat/Long: 36.73384065 -99.71712132																								
SEC. 35-27-24 NE4NE4 BOOK 582 PAGE 033 BOOK 746 PAGE 643																								
Building Permits																								
<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"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount															
Number	Description	Opened	Closed	Amount																				
Exemptions																								
Sale History																								
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td colspan="10"> </td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
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	13,569	13,569	12%	1,628	Assessed	7,800	614.17															
Year Frozen		Improvements	51,433	51,433		6,172	Penalty	0																
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00															
TIF Project ID	0	Total Value	65,002	65,002		7,800	Total Taxable	7,800	614.00															
Assessment History																								
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax															
2025	2025-300002781	PEARSON, JOE S.			102	65,002	0	7,800	614.00															
2024	2024-300002781	PEARSON, JOE S.			102	65,944	0	7,898	643.00															
2023	2023-300002781	PEARSON, JOE S.			102	63,898	0	7,667	634.00															
2022	2022-300002781	PEARSON, JOE S.			102	63,152	0	7,578	623.00															
2021	2021-300002781	PEARSON, JOE S.			102	63,152	0	7,578	626.00															
2020	2020-300002781	PEARSON, JOE S.			102	63,152	0	7,471	615.00															
2019	2019-0002781	PEARSON, JOE S.			102	63,152		7,254	601.00															
2018	2018-0002781	PEARSON, GLEN & (TRUST)			102	63,800		7,042	584.00															
2017	2017-0002781	PEARSON, GLEN & (TRUST)			102	61,134		5,837	485.00															
2016	2016-0002781	PEARSON, GLEN & (TRUST)			102	61,134		5,638	480.00															
2015	2015-0002781	PEARSON, GLEN & (TRUST)			102	66,621		5,444	432.00															
2014	2014-0002781	PEARSON, GLEN & (TRUST)			102	59,274		4,905	393.00															
2013	2013-0002781	PEARSON, GLEN & (TRUST)			102	64,148		4,734	377.00															




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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1 Topography Street Access Utilities Amenities  Method Acre Base Lot Value 1.00 x 5,000.00 = 5,000 Factor Value Adjustments Lot Value 5,000		 <p>0000-35-27N-24W-1-002-00 07/28/22</p> <p>0000-35-27N-24W-1-002-00_003.JPG 7/29/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,128 / 1,128
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	725 Total
Garage Type	
Remodel	
Year/Eff Age	1950 / 84

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		

Cost Approach		Manual :	
Base Cost	89.87	Total Misc Impr	+ 862
Roofing Adj	+ 5.26	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 144,231
Heat/Cool Adj	+ 10.77	Depreciation ( 80%)	- 115,385
Plumbing Adj	+ 5.65	Lump Sums	+ 0
Basement Adj	+ 15.55	RCNLD	= 28,846
Adj Base Cost	= 127.10	Lot Value	+ 5,000
Total Area	x 1,128	Indicated Value	= 33,846
Adjusted Cost	= 143,369	Value Per SqFt	30.01

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	28,846	
Lot Value	5,000	
Indicated Value	33,846	30.01 Per SqFt
Agland Value	8,569	
Site Improvements	22,033	
Total Value	64,448	57.13 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	1461	8x3		24	22.87		549
PATO	Slab Porch - Open	1463	8x4		32	9.78		313



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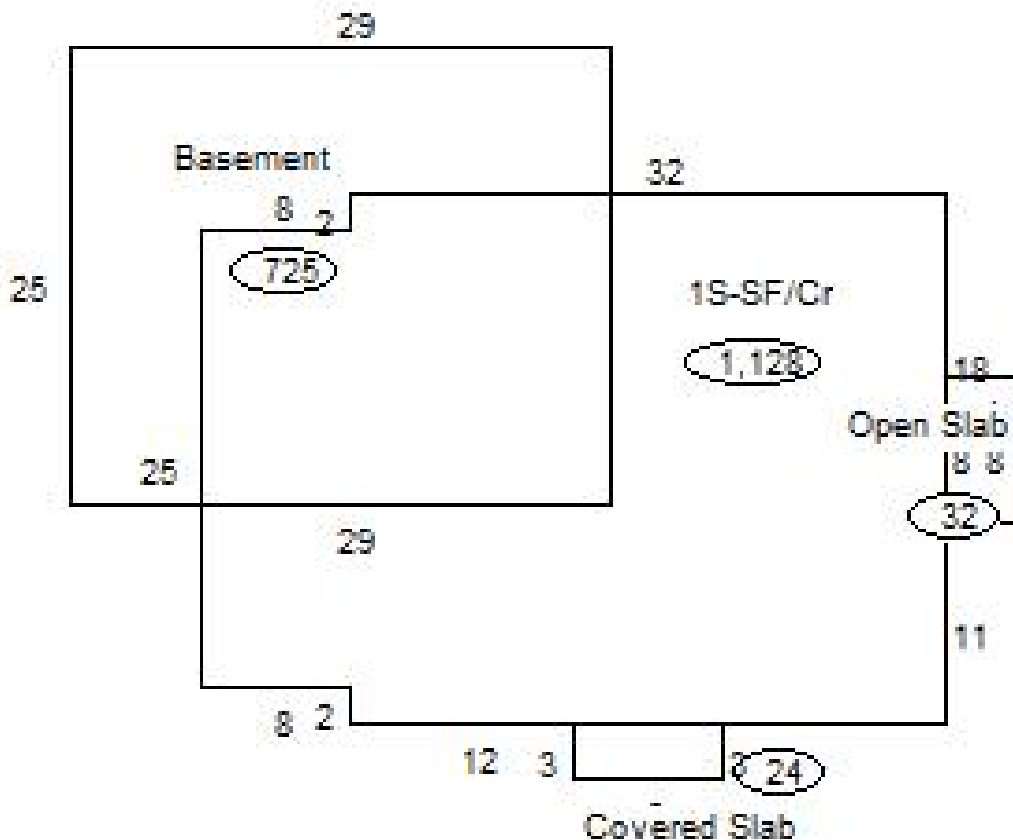
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,128	1.000	1,128
2	M	PRCH		20	Covered Slab	24	1.000	24
3	B			20	Basement	725	1.000	725
4	M	PATO		20	Open Slab	32	1.000	32
<b>Total Building Area</b>						1,128		1,128



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	LOAF	Loafing Shed	40x26x8		Formed Metal	1,040		
	Qual	2	Cond	2	Year	2012	Eff Age	17
			0					
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (54% Phys/ % Func)</b>		<b>RCNLD</b>	
Base Cost (5.41 x 1,040)		5,626		5,626	3,038	2,588		
	SHDS	Shed - Small	22x32x8		Formed Metal	704		
	Qual	2	Cond	2	Year	2010	Eff Age	19
			0					
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (57% Phys/ % Func)</b>		<b>RCNLD</b>	
Base Cost (14.03 x 704)		9,877		9,877	5,630	4,247		
	CPRV	Carport - RV	20x60x10		Formed Metal	1,200		
	Qual	2	Cond	2	Year	2010	Eff Age	19
			0					
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (67% Phys/ % Func)</b>		<b>RCNLD</b>	
Base Cost (9.07 x 1,200)		10,884		10,884	7,292	3,592		
	GBST	Grain Bin 1000 BUSHEL(2)	0x0x0			2,000		
	Qual	2	Cond	2	Year	2005	Eff Age	25
			0					
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (68% Phys/ % Func)</b>		<b>RCNLD</b>	
Base Cost (1.44 x 2,000)		2,880		2,880	1,958	922		
	CPDT	DET CARPORT-METAL 3 SIDED CARPORT	28x28x8		Formed Metal	784		
	Qual	2	Cond	2	Year	2005	Eff Age	25
			0					
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (79% Phys/ % Func)</b>		<b>RCNLD</b>	
Base Cost (7.17 x 784)		5,621		5,621	4,441	1,180		
	GBST	Grain Bin - Storage 600 BU	0x0x0			600		
	Qual	2	Cond	2	Year	2005	Eff Age	25
			0					
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (68% Phys/ % Func)</b>		<b>RCNLD</b>	
Base Cost (1.44 x 600)		864		864	588	276		
	BNGP	Barn - General Purpose	30x26x10		Formed Metal	780		
	Qual	2	Cond	2	Year	1985	Eff Age	49
			0					
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (71% Phys/ % Func)</b>		<b>RCNLD</b>	
Base Cost (18.72 x 780)		14,602		14,602	10,367	4,235		



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	20x14x8		Galvanized Metal	280
	Qual	2	Cond 2	Year 1985	Eff Age 49	
				0		
				0		
<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (16.45 x 280)		4,606		4,606	3,685	921
	QUON	Quonset - Round Top	100x40x10		Formed Metal	3,142
	Qual	2	Cond 2	Year 1975	Eff Age 61	
				0		
				0		
<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (6.48 x 3,142)		20,360		20,360	16,288	4,072



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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
CA	CAREY SILT 1-3%	CR	50			1.998	255	255	508	508
CA	CAREY SILT 1-3%	NP	50			1.744	160	160	279	279
MG	MANSKER-POTTER 5-20%	CR	15			.225	76	76	17	17
MG	MANSKER-POTTER 5-20%	NP	15			.259	48	48	12	12
QC	QUINLAN-WDWARD 5-12%	CR	14			3.130	71	71	223	223
QC	QUINLAN-WDWARD 5-12%	NP	14			5.788	45	45	259	259
SA	ST.PAUL 0-1%	CR	60			1.630	305	305	498	498
SD	SPUR LOAM	CR	70			10.173	356	356	3,625	3,625
SD	SPUR LOAM	NP	70			14.054	224	224	3,148	3,148
<b>NP Totals</b>						39.000			8,569	8,569
<b>Total Agland</b>						39.000			8,569	8,569