



# 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	300003044				No Image On File									
Parcel ID	0000-30-28N-20W-1-001-00													
Cadastral ID	0000-28N-20W-30-1-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	2											
Tax Area	102 - 4R-BUFFALO													
Name ID	13660													
MCCRACKEN, BRAD L.,														
40939 NOBLE ROAD														
ALVA OK 73717-0000														
<b>Parcel Location</b>														
Situs	3028N20W11													
Subdivision														
Lot/Block	/	Parcel Size	160 - Acres											
Sec/Twn/Rng	30 / 28 / 20 / 1													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
<b>Legal Description</b> Lat/Long: 36.85963237 -99.45266587														
SEC.30-28-20 E2NW4; W2NE4 BOOK 752 PAGE 182														
<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 colspan="5" style="height: 100px;"> </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										
752/182	MCCRACKEN, BRAD L., ETAL	04/15/2020	68,267	04										
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	21,374	21,374	12%	2,565	Assessed	2,565	201.97					
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	21,374	21,374		2,565	Total Taxable	2,565	202.00					
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300003044	MCCRACKEN, BRAD L.,	102	21,374	0	2,565	202.00							
2024	2024-300003044	MCCRACKEN, BRAD L.,	102	21,374	0	2,565	209.00							
2023	2023-300003044	MCCRACKEN, BRAD L.,	102	21,374	0	2,565	212.00							
2022	2022-300003044	MCCRACKEN, BRAD L.,	102	22,902	0	2,748	226.00							
2021	2021-300003044	MCCRACKEN, BRAD L.,	102	22,902	0	2,748	227.00							
2020	2020-300003044	MCCRACKEN, BRAD L.,	102	22,902	0	2,748	226.00							
2019	2019-0003044	MCCRACKEN, BRAD L., ETAL	102	22,902		2,748	228.00							
2018	2018-0003044	MCCRACKEN, BRAD L., ETAL	102	22,902		2,748	228.00							
2017	2017-0003044	MCCRACKEN, BRAD L., ETAL	102	22,902		2,748	228.00							
2016	2016-0003044	MCCRACKEN, BRAD L., ETAL	102	22,902		2,748	234.00							
2015	2015-0003044	MCCRACKEN, BRAD L., ETAL	102	22,902		2,748	218.00							
2014	2014-0003044	MCCRACKEN, BRAD L., ETAL	102	22,902		2,748	220.00							
2013	2013-0003044	MCCRACKEN, BRAD L., ETAL	102	22,902		2,748	219.00							



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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		GRM Approach						
Adjustments		GRM Code						
Lot Value		Gross Rent						
Residential Data		Indicated Value						
Type		Multiple Regression						
Condition	-	MRA Code						
Quality	-	Adusted R						
Architecture		Indicated Value						
Style		Direct Comparables						
Exterior Wall		Selection Model						
Base/Total Area	/	DEFAULT DEFAULT SELECTION MODEL						
Style		Adjustment Model						
HVAC		DEFAULT DEFAULT ADJUSTMENTS TABLE						
Roof Cover		Comparables						
Area on Slab		Indicated Value						
Fixture/RghIn	/	Value Reconciliation						
Bed/F/H Bath	//	Selected Approach						
Basement Area		Cost Approach						
Garage Type		Improvements						
Remodel		Lot Value						
Year/Eff Age	/	Indicated Value						
Cost Approach		Agland Value						
Manual :		21,374						
Base Cost	0.00	Site Improvements						
Roofing Adj	+ 0.00	Total Value						
Subfloor Adj	+ 0.00	21,374 0.00 Total Value Per SqFt						
Heat/Cool Adj	+ 0.00							
Plumbing Adj	+ 0.00							
Basement Adj	+ 0.00							
Adj Base Cost	= 0.00							
Total Area	x							
Adjusted Cost	= 0							
Total Misc Impr	+ 0							
Garage Cost	+ 0							
Total RCN	= 0							
Depreciation ( 0%)	- 0							
Lump Sums	+ 0							
RCNLD	=							
Lot Value	+ 0.00							
Indicated Value	=							
Value Per SqFt	0.00							
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Agland Inventory

300003044

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
LD	LOAMY ALLUVIAL LAND	CR	33			2.735	168	168	459	459
LD	LOAMY ALLUVIAL LAND	NP	33			2.940	106	106	310	310
QC	QUINLAN-WDWARD 5-12%	NP	14			4.722	45	45	212	212
QC	QUINLAN-WDWARD 5-12%	CR	14			8.778	71	71	626	626
RD	ROUGH BROKEN LAND	NP	10			8.390	32	32	268	268
TB	TIPTON SILT 1-3%	NP	52			2.849	166	166	474	474
TD	TIVOLI FINE SAND	NP	13			3.385	42	42	141	141
WB	WOODWARD 3-8%	NP	33			7.880	106	106	832	832
WB	WOODWARD 3-8%	CR	33			88.634	168	168	14,888	14,888
WD	WOODWARD-QUINLAN3-8%	NP	23			7.159	74	74	527	527
WD	WOODWARD-QUINLAN3-8%	CR	23			22.528	117	117	2,637	2,637
<b>CR Totals</b>						160.000			21,374	21,374
<b>Total Agland</b>						160.000			21,374	21,374