



# 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	300003048				No Image On File									
Parcel ID	0000-30-28N-20W-4-002-00													
Cadastral ID	0000-28N-20W-30-4-002-00													
Property Type	REAL - Real Property													
Property Class	E	VI Area	2											
Tax Area	102 - 4R-BUFFALO													
Name ID	13661													
WESTERN FARMERS ELEC. CO-OP														
OK 00000-0000														
Parcel Location														
Situs	3028N20W42													
Subdivision														
Lot/Block	0000 / 0000	Parcel Size	1 - Acres											
Sec/Twn/Rng	30 / 28 / 20 / 4													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.86691244 -99.46184591														
SEC.30-28-20 TRACT IN SE4														
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" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
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	4,956	0	12%	0	Assessed	0	0.00					
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	4,956	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	2025-300003048	WESTERN FARMERS ELEC. CO-OP	102	4,956	0		.00							
2024	2024-300003048	WESTERN FARMERS ELEC. CO-OP	102	4,956	0		.00							
2023	2023-300003048	WESTERN FARMERS ELEC. CO-OP	102	106	0		.00							
2022	2022-300003048	WESTERN FARMERS ELEC. CO-OP	102		0		.00							
2021	2021-300003048	WESTERN FARMERS ELEC. CO-OP	102		0		.00							
2020	2020-300003048	WESTERN FARMERS ELEC. CO-OP	102		0		.00							
2019	2019-0003048	WESTERN FARMERS ELEC. CO-OP	102				.00							
2018	2018-0003048	WESTERN FARMERS ELEC. CO-OP	102				.00							
2017	2017-0003048	WESTERN FARMERS ELEC. CO-OP	102				.00							
2016	2016-0003048	WESTERN FARMERS ELEC. CO-OP	102				.00							
2015	2015-0003048	WESTERN FARMERS ELEC. CO-OP	102				.00							
2014	2014-0003048	WESTERN FARMERS ELEC. CO-OP	102				.00							
2013	2013-0003048	WESTERN FARMERS ELEC. CO-OP	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 0.97</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 .97 x 5,000.00 = 4,850</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 4,850</p>			
Cost Approach			
<p>Manual Date 07/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value</p> <p>Land Value 4,850</p> <p>Cost Approach Value 4,850</p>	<th data-bbox="704 884 1588 913">Image Information</th> <p>Image ID</p> <p>Image Date</p> <p>Name</p> <p>Description</p>		Image Information
Income Approach	Value Reconciliation		
<p>Potential Gross Income (PGI)</p> <p>Vacancy &amp; 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</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value 4,850</p> <p>Total Appraised Value 4,956</p>		



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### Agland Inventory

300003048

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
WB	WOODWARD 3-8%	NP	33			1.000	106	106	106	106
<b>NP Totals</b>						1.000			106	106
<b>Total Agland</b>						1.000			106	106