



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:35:20
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Assessment Data					Primary Image									
Account	300003151				No Image On File									
Parcel ID	0000-25-28N-21W-4-001-00													
Cadastral ID	0000-28N-21W-25-4-001-00													
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														
Parcel Location														
Situs	2528N21W41													
Subdivision														
Lot/Block	/	Parcel Size	80 - Acres											
Sec/Twn/Rng	25 / 28 / 21 / 4													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.88128922 -99.39463640														
SEC.25-28-21 E2SE4 BOOK 685 PAGE 663														
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														
Code	Type	Active	Maximum	Exemption										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
752/182	MCCRACKEN, BRAD L., ETAL	04/15/2020	68,267	04										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	5,744	5,744	12%	689	Assessed	689 54.25						
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	5,744	5,744		689	Total Taxable	689 54.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300003151	MCCRACKEN, BRAD L.,	102	5,744	0	689	54.00							
2024	2024-300003151	MCCRACKEN, BRAD L.,	102	5,744	0	689	56.00							
2023	2023-300003151	MCCRACKEN, BRAD L.,	102	5,744	0	689	57.00							
2022	2022-300003151	MCCRACKEN, BRAD L.,	102	5,805	0	697	57.00							
2021	2021-300003151	MCCRACKEN, BRAD L.,	102	5,805	0	697	58.00							
2020	2020-300003151	MCCRACKEN, BRAD L.,	102	5,805	0	697	57.00							
2019	2019-0003151	MCCRACKEN, BRAD L., ETAL	102	5,805		697	58.00							
2018	2018-0003151	MCCRACKEN, BRAD L., ETAL	102	5,805		697	58.00							
2017	2017-0003151	MCCRACKEN, BRAD L., ETAL	102	5,805		697	58.00							
2016	2016-0003151	MCCRACKEN, BRAD L., ETAL	102	5,805		697	59.00							
2015	2015-0003151	MCCRACKEN, BRAD L., ETAL	102	5,805		697	55.00							
2014	2014-0003151	MCCRACKEN, BRAD L., ETAL	102	5,805		697	56.00							
2013	2013-0003151	MCCRACKEN, BRAD L., ETAL	102	5,805		697	56.00							



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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 Adjustments Lot Value								
Residential Data								
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 /				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 :		Value Reconciliation				
Base Cost	0.00	Total Misc Impr	+	0	Selected Approach Cost Approach			
Roofing Adj	+ 0.00	Garage Cost	+		Improvements			
Subfloor Adj	+ 0.00	Total RCN	=	0	Lot Value			
Heat/Cool Adj	+ 0.00	Depreciation (0%)	-	0	Indicated Value 0.00 Per SqFt			
Plumbing Adj	+ 0.00	Lump Sums	+	0	Aglard Value 5,744			
Basement Adj	+ 0.00	RCNLD	=		Site Improvements			
Adj Base Cost	= 0.00	Lot Value	+		Total Value 5,744 0.00 Total Value Per SqFt			
Total Area	x	Indicated Value	=					
Adjusted Cost	= 0	Value Per SqFt		0.00				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Agland Inventory

300003151

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
LD	LOAMY ALLUVIAL LAND	NP	33			12.840	106	106	1,356	1,356
QA	QUINLAN LOAM	NP	11			2.765	35	35	97	97
QC	QUINLAN-WDWARD 5-12%	NP	14			41.153	45	45	1,844	1,844
QC	QUINLAN-WDWARD 5-12%	CR	14			.285	71	71	20	20
WB	WOODWARD 3-8%	NP	33			22.914	106	106	2,420	2,420
WB	WOODWARD 3-8%	CR	33			.042	168	168	7	7
CR Totals						80.000			5,744	5,744
Total Agland						80.000			5,744	5,744