



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:35:27  
 Page 1

Assessment Data					Primary Image				
Account	300003160								
Parcel ID	0000-28-28N-21W-3-001-00								
Cadastral ID	0000-28N-21W-28-3-001-00								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	2						
Tax Area	102 - 4R-BUFFALO								
Name ID	13714								
HUCKABY, LEE ROY									
RT 2 BOX 57									
BUFFALO OK 73834-0000									
Parcel Location					HOUSE 12/18/2024				
Situs	2828N21W31								
Subdivision									
Lot/Block	/	Parcel Size	3.555 - Acres						
Sec/Twn/Rng	28 / 28 / 21 / 3								
Neighborhood	1000 - COUNTY								
School District	4-BUFFAL - 4-BUFFALO								
Legal Description					Building Permits				
Lat/Long: 36.87415531 -99.55283868									
SEC.28-28-21 TRACT IN SW4									
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	6,916	6,916	12%	830	Assessed	4,169	328.27
Year Frozen		Improvements	866	28		3	Penalty	0	
Uncapped Value	0	Mobile Home	37,512	27,804		3,336	Exemption	0	0.00
TIF Project ID	0	Total Value	45,294	34,748		4,169	Total Taxable	4,169	328.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300003160	HUCKABY, LEE ROY	102	45,294	0	3,971	313.00		
2024	2024-300003160	HUCKABY, LEE ROY	102	44,282	0	3,856	314.00		
2023	2023-300003160	HUCKABY, LEE ROY	102	40,541	0	3,743	310.00		
2022	2022-300003160	HUCKABY, LEE ROY	102	31,424	0	3,635	299.00		
2021	2021-300003160	HUCKABY, LEE ROY	102	31,297	0	3,529	291.00		
2020	2020-300003160	HUCKABY, LEE ROY	102	31,042	0	3,426	282.00		
2019	2019-0003160	HUCKABY, LEE ROY	102	31,042		3,327	276.00		
2018	2018-0003160	HUCKABY, LEE ROY	102	31,042		3,229	268.00		
2017	2017-0003160	HUCKABY, LEE ROY	102	31,075		3,136	261.00		
2016	2016-0003160	HUCKABY, LEE ROY	102	27,550		3,044	259.00		
2015	2015-0003160	HUCKABY, LEE ROY	102	27,270		2,955	235.00		
2014	2014-0003160	HUCKABY, LEE ROY	102	27,270		2,869	230.00		
2013	2013-0003160	HUCKABY, LEE ROY	102	27,270		2,786	222.00		




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:35:27  
 Page 2

Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 3.555 Topography Street Access Utilities Amenities  Method Acre Base Lot Value 3.56 x 1,945.43 = 6,916 Factor Value Adjustments Lot Value 6,916		

Residential Data	
Type	6 Mobile Home 40 x 14
Condition	3.25 - Average
Quality	3.25 - Average
Architecture	DWMH Multi-wide MH
Style	100% Double Wide
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	2,266 / 2,266
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	14 Metal, Ribbed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1977 / 47

HOUSE 12/18/2024

### 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		

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	35,584		
Lot Value	6,916		
Indicated Value	42,500	18.76	Per SqFt
Agland Value			
Site Improvements	846		
Total Value	43,346	19.13	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	45.40	Total Misc Impr	+ 5,153
Roofing Adj	+ 2.24	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 127,086
Heat/Cool Adj	+ 1.79	Depreciation ( 72%)	- 91,502
Plumbing Adj	+ 4.39	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 35,584
Adj Base Cost	= 53.81	Lot Value	+ 6,916
Total Area	x 2,266	Indicated Value	= 42,500
Adjusted Cost	= 121,933	Value Per SqFt	18.76

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	1619	375		375	13.74		5,153



Harper

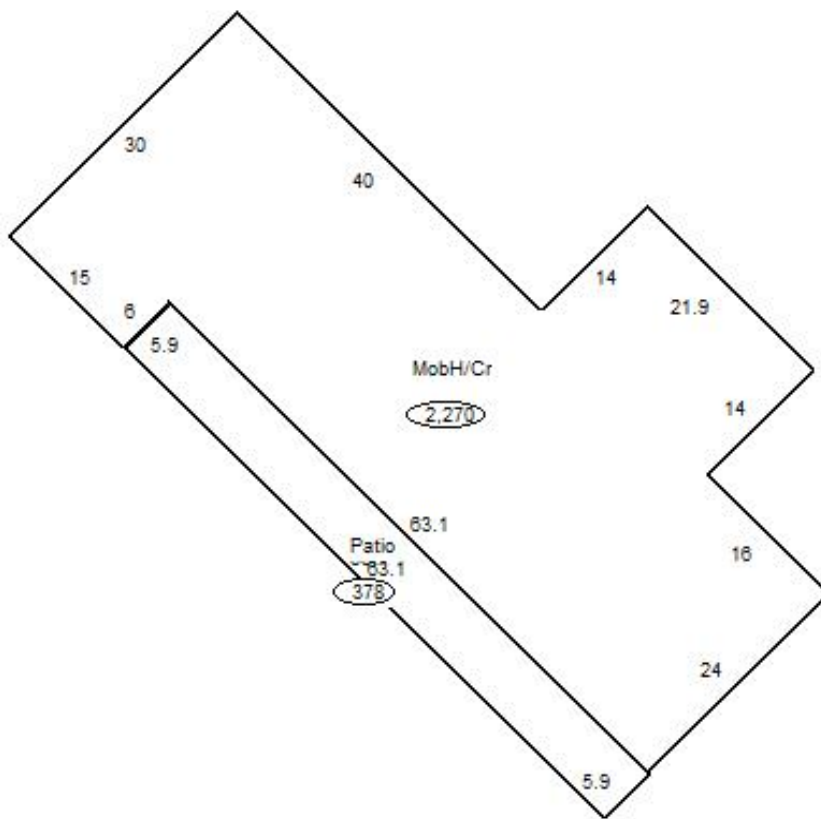
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 06:35:27  
Page 3

Sketch Image

300003160



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14	Crawl	20	MobH/Cr	2,270	1.000	2,270
2	M	PATC		20	Patio	378	1.000	378
<b>Total Building Area</b>						<b>2,270</b>		<b>2,270</b>



# Harper


## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 06:35:27  
Page 4

300003160

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small / GALVANIZED	10x8x6	Dirt	Galvanized Metal	80
	Qual	3	Cond 3	Year	2012	Eff Age 14
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (20.72 x 80)	1,658		1,658	812 846