



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 300003161 Parcel ID 0000-28-28N-21W-3-002-00 Cadastral ID 0000-28N-21W-28-3-002-00 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 102 - 4R-BUFFALO Name ID 13713 HUCKABY, JOHN IRREVOCABLE TRUST C/O LEE ROY HUCKABY RT 2 BOX 57 SELMAN OK 73834-0000 Parcel Location Situs 19931 10 RD E Subdivision Lot/Block / Parcel Size 12 - Acres Sec/Twn/Rng 28 / 28 / 21 / 3 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO																																																																																																																									
Legal Description Lat/Long: 36.87338115 -99.50174141										HOUSE 6/12/2024																																																																																																															
Legal Description SEC.28-28-21 TRACT IN SW4 BOOK 677 PAGE 609 TRUSTEES: ERNEST HUCKABY JR. & CORENE HUCKABY					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 10 Topography Street Access Utilities Amenities Method Acre Base Lot Value 10.00 x 1,175.00 = 11,750 Factor Value Adjustments Lot Value 11,750		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,620 / 1,620
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	, 1,620 Partition
Garage Type	448 Attached Garage - Finished
Remodel	
Year/Eff Age	1962 / 64

HOUSE	6/12/2024
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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	89.29	Total Misc Impr	+ 2,403
Roofing Adj	+ 3.90	Garage Cost	+ 15,677
Subfloor Adj	+ 0.00	Total RCN	= 196,296
Heat/Cool Adj	+ 10.77	Depreciation (65%)	- 127,593
Plumbing Adj	+ 6.04	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 68,703
Adj Base Cost	= 110.01	Lot Value	+ 11,750
Total Area	x 1,620	Indicated Value	= 80,453
Adjusted Cost	= 178,216	Value Per SqFt	49.66

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	68,703		
Lot Value	11,750		
Indicated Value	80,453	49.66	Per SqFt
Agland Value	88		
Site Improvements	17,537		
Total Value	98,078	60.54	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Patio - Open	7736	20x16	1962	320	7.51		2,403



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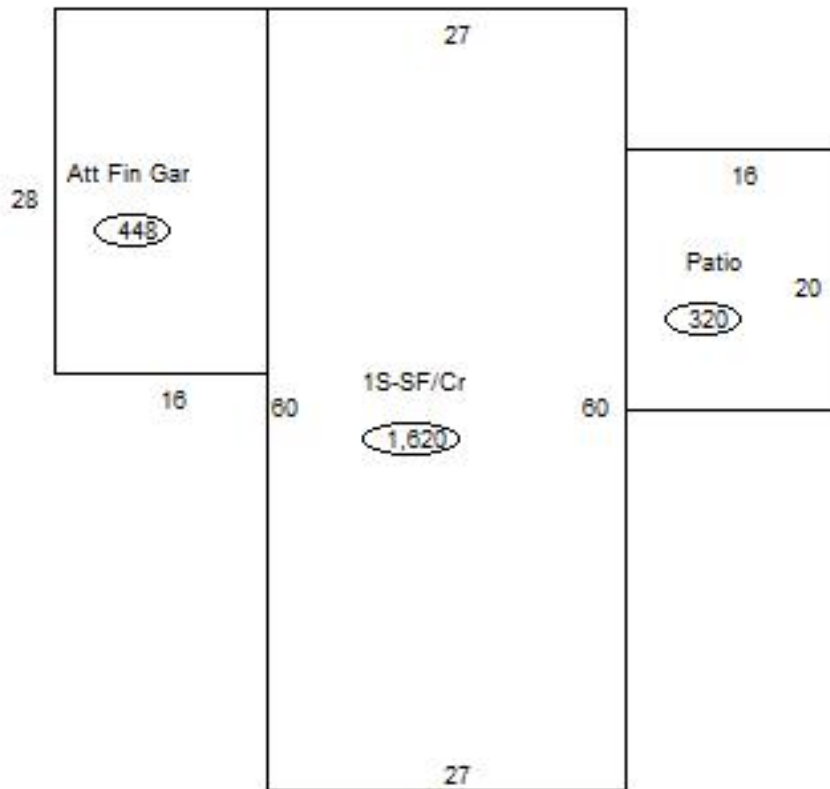
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Sketch Image

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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	1,620	1.000	1,620
2	G	5		20	Att Fin Gar	448	1.000	448
3	M	PATO		20	Patio	320	1.000	320
Total Building Area						1,620		1,620



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GBST	Grain Bin 1000 (RIGHT)	0x0x0	Dirt		1,000	
	Qual	3	Cond 3	Year 1990	Eff Age 36		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (1.62 x 1,000)	1,620		1,620	1,296	324
	GBST	Grain Bin - Storage 1000 (CENTER)	0x0x0	Dirt		1,000	
	Qual	3	Cond 3	Year 1990	Eff Age 36		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (1.62 x 1,000)	1,620		1,620	1,296	324
	GBST	Grain Bin - Storage 1000 (LEFT)	0x0x0	Dirt		1,000	
	Qual	3	Cond 3	Year 1990	Eff Age 36		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (1.62 x 1,000)	1,620		1,620	1,296	324
	PACN	DRIVE WAY	30x12x0			360	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (4.18 x 360)	1,505		1,505	1,204	301
	QUON	Quonset	80x40x14	Dirt	Galvanized Metal	3,200	
	Qual	3	Cond 3	Year 1965	Eff Age 61		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (7.76 x 3,200)	24,832		24,832	19,866	4,966
	SHDS	Shed, Metal OPF SHED	32x16x8	Dirt	Galvanized Metal	512	
	Qual	3	Cond 3	Year 1965	Eff Age 61		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (12.60 x 512)	6,451		6,451	5,161	1,290
	UTIL	Utility Building	60x40x10	Concrete	Galvanized Metal	2,400	
	Qual	3	Cond 3	Year 1940	Eff Age 86		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (20.85 x 2,400)	50,040		50,040	40,032	10,008



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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
QA	QUINLAN LOAM	NP	11			2.441	35	35	86	86
WB	WOODWARD 3-8%	NP	33			.018	106	106	2	2
NP Totals						2.459			88	88
Total Agland						2.459			88	88