



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 300003305 Parcel ID 0000-32-28N-22W-1-001-00 Cadastral ID 0000-28N-22W-32-1-001-00 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 102 - 4R-BUFFALO Name ID 25898 HOKE LEGACY, LLC 2216 E 17TH ST TULSA OK 74104- Parcel Location Situs 3228N22W11 Subdivision Lot/Block / Parcel Size 160 - Acres Sec/Twn/Rng 32 / 28 / 22 / 1 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO					<p>OVERALL PICTURE (GATE LOCKED) 6/12/2024</p>																																																																																																																				
Legal Description Lat/Long: 36.86990487 -99.46527459 SEC. 32-28-22 NE4 BK 596 PG 208; BK 597 PGS 378, 380 AND 382; BK 600 PG 273																																																																																																																									
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Lot Data		Primary Image	
Lot Size	-	<p>OVERALL PICTURE (GATE LOCKED) 6/12/2024</p>	
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	-	Adjusted R	
Architecture	-	Indicated Value	
Style	-	Direct Comparables	
Exterior Wall	-	Selection Model DEFAULT DEFAULT SELECTION MODEL	
Base/Total Area /	-	Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE	
Style	-	Comparables	
HVAC	-	Indicated Value	
Roof Cover	-	Value Reconciliation	
Area on Slab	-	Selected Approach Cost Approach	
Fixture/RghIn /	-	Improvements	
Bed/F/H Bath / /	-	Lot Value	
Basement Area	-	Indicated Value 0.00 Per SqFt	
Garage Type	-	Aglnd Value 12,421	
Remodel	-	Site Improvements 5,080	
Year/Eff Age /	-	Total Value 17,501 0.00 Total Value Per SqFt	
Cost Approach		Manual :	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 0
Total Area	x	Indicated Value	= 0
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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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
 <p>0000-32-28N-22W-1-001-00 11-30-2020 #3305 OPEN FACE SHED</p>	HAYS	Open Face Shed OPF SHED	20x40x8	Dirt	Galvanized Metal	800
	Qual 2	Cond 2	Year 2000	Eff Age 31		
	Valuation Summary Base Cost (5.88 x 800) 4,704		Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD
 <p>0000-32-28N-22W-1-001-00 11-30-2020 #3305 2 GRAIN BINS</p>	GBST	Grain Bin 2500 BU GR BN	0x0x0	Dirt		2,500
	Qual 3	Cond 3	Year 1995	Eff Age 31		
	Valuation Summary Base Cost (1.62 x 2,500) 4,050		Modifier Total	RCN	Depr (78% Phys/ % Func)	RCNLD
 <p>0000-32-28N-22W-1-001-00 11-30-2020 #3305 2 GRAIN BINS</p>	GBST	Grain Bin 2500 BU GR BN	0x0x0	Dirt		2,500
	Qual 3	Cond 3	Year 1995	Eff Age 31		
	Valuation Summary Base Cost (1.62 x 2,500) 4,050		Modifier Total	RCN	Depr (78% Phys/ % Func)	RCNLD
 <p>0000-32-28N-22W-1-001-00 11-30-2020 #3305 GRAIN/WHEAT STORAGE</p>	SHDS	STORAGE SHED	14x36x8	Dirt		504
	Qual 1	Cond 1	Year 1995	Eff Age 43		
	Valuation Summary Base Cost (7.34 x 504) 3,699		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
 <p>0000-32-28N-22W-1-001-00 11-30-2020 #3305 OPEN FACE SHED</p>	SHDS	OPEN SHED WITH LEANTO	16x48x8	Dirt	Galvanized Metal	768
	Qual 1	Cond 1	Year 1980	Eff Age 64		
	Valuation Summary Base Cost (7.16 x 768) 5,499		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD



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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
CA	CAREY SILT 1-3%	NP	50			1.160	160	160	186	186
CA	CAREY SILT 1-3%	CR	50			22.402	255	255	5,701	5,701
PE	PRATT LOAMY DUNED	NP	20			6.549	64	64	419	419
QA	QUINLAN LOAM	NP	11			63.502	35	35	2,235	2,235
QA	QUINLAN LOAM	CR	11			2.126	56	56	119	119
QC	QUINLAN-WDWARD 5-12%	CR	14			19.038	71	71	1,357	1,357
QC	QUINLAN-WDWARD 5-12%	NP	14			1.586	45	45	71	71
TE	TIVOLI-QUINLAN	NP	12			19.949	38	38	766	766
WB	WOODWARD 3-8%	NP	33			4.214	106	106	445	445
WD	WOODWARD-QUINLAN3-8%	NP	23			15.240	74	74	1,122	1,122
NP Totals						155.766			12,421	12,421
Total Agland						155.766			12,421	12,421