




# 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	300003471				 <p>HOUSE 5/23/2024</p>									
Parcel ID	0000-36-28N-23W-1-003-00													
Cadastral ID	0000-28N-23W-36-1-003-00													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	2											
Tax Area	102 - 4R-BUFFALO													
Name ID	13859													
HICKMAN, CODY A. & KAREN L. HICKMAN														
P O BOX 197 BUFFALO OK 73834-0000														
Parcel Location														
Situs	01051 192 RD N													
Subdivision														
Lot/Block	/	Parcel Size	1 - Acres											
Sec/Twn/Rng	36 / 28 / 23 / 1													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.86704359 -99.60943534														
SEC.36-28-23 TRACT IN NE4 BOOK 546 PAGE 311														
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"> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	546/311	HARMON, BILLIE L. ETUX	04/08/1999	53,000	Q					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	5,000	5,000	12%	600	Assessed	9,950	783.46					
Year Frozen		Improvements	95,240	77,923		9,350	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-78.00					
TIF Project ID	0	Total Value	100,240	82,923		9,950	Total Taxable	8,950	705.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300003471	HICKMAN, CODY A. &	102	100,240	1000	8,661	682.00							
2024	2024-300003471	HICKMAN, CODY A. &	102	100,126	1000	8,380	682.00							
2023	2023-300003471	HICKMAN, CODY A. &	102	81,519	1000	8,107	671.00							
2022	2022-300003471	HICKMAN, CODY A. &	102	73,678	1000	7,841	645.00							
2021	2021-300003471	HICKMAN, CODY A. &	102	73,857	1000	7,863	649.00							
2020	2020-300003471	HICKMAN, CODY A. &	102	73,749	1000	7,850	646.00							
2019	2019-0003471	HICKMAN, CODY A. &	102	73,749		7,850	651.00							
2018	2018-0003471	HICKMAN, CODY A. &	102	73,749		7,614	631.00							
2017	2017-0003471	HICKMAN, CODY A. &	102	69,687		7,363	612.00							
2016	2016-0003471	HICKMAN, CODY A. &	102	69,687		7,139	607.00							
2015	2015-0003471	HICKMAN, CODY A. &	102	67,513		6,902	548.00							
2014	2014-0003471	HICKMAN, CODY A. &	102	63,931		6,672	535.00							
2013	2013-0003471	HICKMAN, CODY A. &	102	73,001		7,760	618.00							



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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1 Topography Street Access Utilities Amenities  Method Acre Base Lot Value 1.00 x 5,000.00 = 5,000 Factor Value Adjustments Lot Value 5,000		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Frame, Siding, Vinyl 50% Veneer, Stone
Base/Total Area	1,848 / 1,848
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	
Garage Type	
Remodel	
Year/Eff Age	1954 / 72

HOUSE	5/23/2024
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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	85.47	Total Misc Impr	+ 17,244
Roofing Adj	+ 3.79	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 211,875
Heat/Cool Adj	+ 10.77	Depreciation ( 71%)	- 150,431
Plumbing Adj	+ 5.30	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 61,444
Adj Base Cost	= 105.32	Lot Value	+ 5,000
Total Area	x 1,848	Indicated Value	= 66,444
Adjusted Cost	= 194,631	Value Per SqFt	35.95

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	61,444		
Lot Value	5,000		
Indicated Value	66,444	35.95	Per SqFt
Agland Value			
Site Improvements	33,177		
Total Value	99,621	53.91	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR2	1 2st Msn Cls A	0		1	1	5,409.41		5,409
RSPC	Raised Slab Porch - Covered	1707	7x7		49	40.31		1,975
WODO	Wood Deck - Open	1708	24x12		288	14.99		4,317
PATC	Patio - Covered	1710	36x12		432	12.83		5,543



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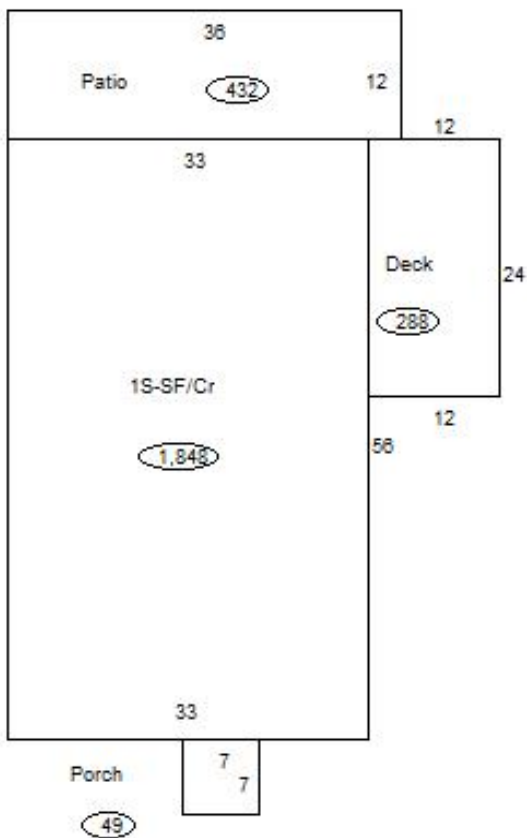
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	49	1.000	49
2	M	WODO		20	Deck	288	1.000	288
3	R	1	Crawl	20	1S-SF/Cr	1,848	1.000	1,848
4	M	PATC		20	Patio	432	1.000	432
<b>Total Building Area</b>						<b>1,848</b>		<b>1,848</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LNT0	Lean To - Attached Garage Shed North Sid	50x4x6	Dirt	Galvanized Metal	200
	Qual	3	Cond 3	Year 2020	Eff Age 6	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.34 x 200)		1,468	1,468	543	925
	UTIL	Utility Bldg / RV Shed	35x26x16	Concrete	Formed Metal	910
	Qual	3	Cond 3	Year 2009	Eff Age 17	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (28.68 x 910)		26,099	26,099	10,440	15,659
	UTIL	Utility Building GARAGE	60x28x8	Concrete	Formed Metal	1,680
	Qual	3	Cond 3	Year 1990	Eff Age 36	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (62% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (24.28 x 1,680)		40,790	40,790	25,290	15,500
	SHDS	Yard Shed - Wood	8x8x6	Concrete	Galvanized Metal	64
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (27.38 x 64)		1,752	1,752	1,402	350
	SHDS	Yard Shed - Wood	14x12x6	Concrete	Formed Metal	168
	Qual	3	Cond 3	Year 1954	Eff Age 72	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (22.12 x 168)		3,716	3,716	2,973	743