



# 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	300003495													
Parcel ID	0000-05-28N-24W-3-001-00													
Cadastral ID	0000-28N-24W-05-3-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	3											
Tax Area	102 - 4R-BUFFALO													
Name ID	13512													
HUGHES, JAMES R.														
RT 2 BOX 110 BUFFALO OK 73834-0000														
Parcel Location														
Situs	18011 E 6 RD													
Subdivision														
Lot/Block	/	Parcel Size	160 - Acres											
Sec/Twn/Rng	5 / 28 / 24 / 3													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
HOUSE 7/15/2025														
Legal Description Lat/Long: 36.93022948 -99.81691225														
SEC.5-28-24 SW4 BOOK 663 PAGE 527														
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														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					/	HUGHES, JAMES R.								
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	24,352	24,352	12%	2,922	Assessed	4,217	332.05					
Year Frozen		Improvements	19,904	10,797		1,295	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	44,256	35,149		4,217	Total Taxable	4,217	332.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300003495	HUGHES, JAMES R.	102	44,256	0	4,095	322.00							
2024	2024-300003495	HUGHES, JAMES R.	102	45,320	0	3,976	324.00							
2023	2023-300003495	HUGHES, JAMES R.	102	43,471	0	3,860	319.00							
2022	2022-300003495	HUGHES, JAMES R.	102	35,240	0	3,748	308.00							
2021	2021-300003495	HUGHES, JAMES R.	102	30,323	0	3,639	300.00							
2020	2020-300003495	HUGHES, JAMES R.	102	30,323	0	3,639	299.00							
2019	2019-0003495	HUGHES, JAMES R.	102	30,323		3,639	302.00							
2018	2018-0003495	HUGHES, JAMES R.	102	39,401		4,729	392.00							
2017	2017-0003495	HUGHES, JAMES R.	102	38,573		4,629	385.00							
2016	2016-0003495	HUGHES, JAMES R.	102	38,573		4,629	394.00							
2015	2015-0003495	HUGHES, JAMES R.	102	38,106		4,505	358.00							
2014	2014-0003495	HUGHES, JAMES R.	102	37,336		4,374	350.00							
2013	2013-0003495	HUGHES, JAMES R.	102	41,346		4,246	338.00							




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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	1 - Low
Quality	1 - Low
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	984 / 984
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1935 / 127

HOUSE 7/15/2025

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	71.77	Total Misc Impr	+ 2,505
Roofing Adj	+ 3.33	Garage Cost	+ 0
Subfloor Adj	+ 2.07	Total RCN	= 84,502
Heat/Cool Adj	+ 1.29	Depreciation ( 80%)	- 67,602
Plumbing Adj	+ 4.86	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 16,900
Adj Base Cost	= 83.33	Lot Value	+ 5,000
Total Area	x 984	Indicated Value	= 21,900
Adjusted Cost	= 81,997	Value Per SqFt	22.26

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	16,900		
Lot Value	5,000		
Indicated Value	21,900	22.26	Per SqFt
Agland Value	19,352		
Site Improvements	3,489		
Total Value	44,741	45.47	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	1736	10x8	1935	80	27.40		2,192
PRCH	Porch	1737	5x4	1935	20	15.64		313



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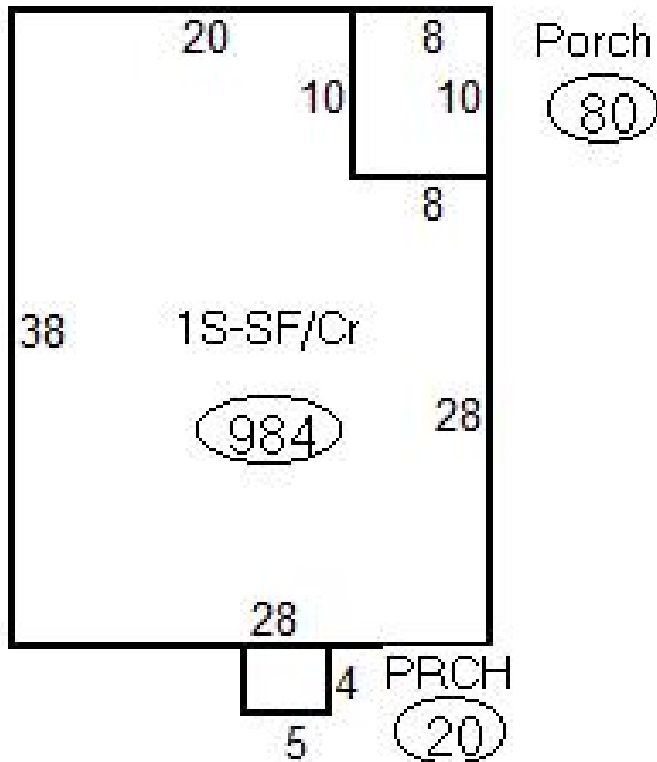
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Sketch Image

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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	984	1.000	984
2	M	RSPC		20	Porch	80	1.000	80
3	M	PRCH		20	PRCH	20	1.000	20
<b>Total Building Area</b>						984		984



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GBST	Grain Bin - Storage / 4000 BU	0x0x0	Dirt		4,000
	Qual	3	Cond 3	Year 1990	Eff Age 36	
				0		
<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (1.62 x 4,000)	6,480		6,480	5,184	1,296
	SHDS	Yard Shed - Wood	20x16x6	Base	Galvanized Metal	320
	Qual	3	Cond 3	Year 1975	Eff Age 51	
<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (19.01 x 320)	6,083		6,083	4,866	1,217
	LOAF	Loafing Shed	32x27x8	Dirt	Galvanized Metal	864
	Qual	3	Cond 3	Year 1975	Eff Age 51	
<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (5.65 x 864)	4,882		4,882	3,906	976



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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			5.532	160	160	885	885
CA	CAREY SILT 1-3%	CR	50			15.122	255	255	3,849	3,849
QA	QUINLAN LOAM	NP	11			13.853	35	35	488	488
QA	QUINLAN LOAM	CR	11			.178	56	56	10	10
QC	QUINLAN-WDWARD 5-12%	NP	14			8.285	45	45	371	371
QC	QUINLAN-WDWARD 5-12%	CR	14			10.525	71	71	750	750
WB	WOODWARD 3-8%	NP	33			21.984	106	106	2,322	2,322
WB	WOODWARD 3-8%	CR	33			27.755	168	168	4,662	4,662
WD	WOODWARD-QUINLAN3-8%	NP	23			11.819	74	74	870	870
WD	WOODWARD-QUINLAN3-8%	CR	23			43.946	117	117	5,145	5,145
<b>CR Totals</b>						159.000			19,352	19,352
<b>Total Agland</b>						159.000			19,352	19,352