



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:40:19  
 Page 1

Assessment Data					Primary Image																								
<b>Account</b> 300003506 <b>Parcel ID</b> 0000-07-28N-24W-4-002-00 <b>Cadastral ID</b> 0000-28N-24W-07-4-002-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 3 <b>Tax Area</b> 102 - 4R-BUFFALO <b>Name ID</b> 14793 HOOVER, LINDA S. LIVING TRUST TRUSTEE: LINDA S. HOOVER  P O BOX 358 BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 728N24W42 <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 200 - Acres <b>Sec/Twn/Rng</b> 7 / 28 / 24 / 4 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 4-BUFFAL - 4-BUFFALO																													
NEW SHED FOR 2026 7/15/2025																													
Legal Description					Building Permits																								
Lat/Long: 36.94746122 -99.75154578 SEC.7-28-24 SE4SW4; SE4 BOOK 755 PAGE 712 AMMENDMENT LINDA TRUST					<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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Exemptions					Sale History																								
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Code	Type	Active	Maximum	Exemption																									
Bk/Pg	Grantor	Date	Price	Code																									
/	HOOVER, LINDA S. (TRUST)																												
Parcel Valuation																													
Source		REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																				
Remove Cap		Land Value	40,340	40,340	12%	4,841	Assessed	5,697	448.58																				
Year Frozen		Improvements	7,131	7,131		856	Penalty	0																					
Uncapped Value		0	Mobile Home	0	0	0	Exemption	0	0.00																				
TIF Project ID		0	Total Value	47,471	47,471	5,697	Total Taxable	5,697	449.00																				
Assessment History																													
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																				
2025	2025-300003506	HOOVER, LINDA S. LIVING TRUST			102	47,471	0	5,697	449.00																				
2024	2024-300003506	HOOVER, LINDA S. LIVING TRUST			102	47,030	0	5,531	450.00																				
2023	2023-300003506	HOOVER, LINDA S. LIVING TRUST			102	44,750	0	5,370	444.00																				
2022	2022-300003506	HOOVER, LINDA S. (TRUST)			102	43,976	0	5,277	434.00																				
2021	2021-300003506	HOOVER, LINDA S. (TRUST)			102	43,715	0	5,246	433.00																				
2020	2020-300003506	HOOVER, LINDA S. (TRUST)			102	43,715	0	5,246	432.00																				
2019	2019-0003506	HOOVER, LINDA S. (TRUST)			102	43,715		5,246	435.00																				
2018	2018-0003506	HOOVER, LINDA S. (TRUST)			102	43,715		5,246	435.00																				
2017	2017-0003506	HOOVER, LINDA S. (TRUST)			102	55,185		6,622	551.00																				
2016	2016-0003506	HOOVER, LINDA S. (TRUST)			102	55,185		6,622	563.00																				
2015	2015-0003506	HOOVER, LINDA S. (TRUST)			102	54,696		6,457	513.00																				
2014	2014-0003506	HOOVER, LINDA S. (TRUST)			102	53,890		6,269	502.00																				
2013	2013-0003506	HOOVER, LINDA S. (TRUST)			102	24,424		2,155	172.00																				



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Date 02/06/2026  
 Time 06:40:19  
 Page 2

Lot Data		Acre - HomeSite and Tracts	
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		



NEW SHED FOR 2026 7/15/2025

Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

### 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	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	+ 5,000
Total Area	x	Indicated Value	= 5,000
Adjusted Cost	= 0	Value Per SqFt	0.00

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements			
Lot Value	5,000		
Indicated Value	5,000	0.00	Per SqFt
Agland Value	35,340		
Site Improvements	18,087		
Total Value	58,427	0.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



# Harper

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Date 02/06/2026  
 Time 06:40:19  
 Page 3

300003506

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	SHDS	Shed - Small / WOOD	20x12x8	Base	Formed Metal	240		
	Qual	3	Cond	3	Year	2025	Eff Age	1
	Residential Living Area		Area	1			48	
	Warm & Cooled Air		Total Area	0				
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>		
Base Cost (19.75 x 240)		4,740	48	4,788	239	4,549		
	RSPC	Raised Slab Porch - Covered / SHED	12x4x0	Base	Formed Metal	48		
	Qual	3	Cond	3	Year	2025	Eff Age	1
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (40.31 x 48)		1,935		1,935	97	1,838	
	SOLP	Solar Panels	0x0x0	Dirt		2		
	Qual	3	Cond	3	Year	2021	Eff Age	5
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (27% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (267.75 x 2)		536		536	145	391	
	GBST	Grain Bin - Storage / 1000 BU	0x0x0	Dirt		1,000		
	Qual	3	Cond	3	Year	1996	Eff Age	30
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (76% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (1.62 x 1,000)		1,620	0	1,620	1,231	389	
	UTIL	Utility Building	50x30x10	Concrete	Galvanized Metal	1,500		
	Qual	2.5	Cond	2.5	Year	1985	Eff Age	45
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (68% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (22.75 x 1,500)		34,125		34,125	23,205	10,920	



# Harper

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Date 02/06/2026  
 Time 06:40:19  
 Page 4

### Agland Inventory

300003506

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CA	CAREY SILT 1-3%	CR	50	LPI		15.000	255	255	3,818	3,818
CA	CAREY SILT 1-3%	NP	50	LPI		20.000	160	160	3,200	3,200
CB	CAREY SILT 3-5%	NP	41	LPI		1.000	131	131	131	131
LD	LOAMY ALLUVIAL LAND	NP	33	LPI		10.000	106	106	1,056	1,056
QA	QUINLAN LOAM	NP	11	LPI		14.000	35	35	493	493
QC	QUINLAN-WDWARD 5-12%	CR	14	LPI		9.000	71	71	641	641
QC	QUINLAN-WDWARD 5-12%	NP	14	LPI		17.000	45	45	762	762
SA	ST.PAUL 0-1%	CR	60	LPI		55.000	305	305	16,797	16,797
SA	ST.PAUL 0-1%	NP	60	LPI		6.000	192	192	1,152	1,152
WA	WOODWARD 1-3%	CR	43	LPI		10.000	219	219	2,189	2,189
WB	WOODWARD 3-8%	CR	33	LPI		19.000	168	168	3,191	3,191
WD	WOODWARD-QUINLAN3-8%	CR	23	LPI		5.000	117	117	585	585
WD	WOODWARD-QUINLAN3-8%	NP	23	LPI		18.000	74	74	1,325	1,325
<b>NP Totals</b>						199.000			35,340	35,340
<b>Total Agland</b>						199.000			35,340	35,340