



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 | 300003539 | | | | | | | | | | | | | |
| Parcel ID | 0000-14-28N-24W-2-001-00 | | | | | | | | | | | | | |
| Cadastral ID | 0000-28N-24W-14-2-001-00 | | | | | | | | | | | | | |
| 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 | 1428N24W21 | | | | | | | | | | | | | |
| Subdivision | | | | | | | | | | | | | | |
| Lot/Block | / | Parcel Size | 160 - Acres | | | | | | | | | | | |
| Sec/Twn/Rng | 14 / 28 / 24 / 2 | | | | | | | | | | | | | |
| Neighborhood | 1000 - COUNTY | | | | | | | | | | | | | |
| School District | 4-BUFFAL - 4-BUFFALO | | | | | | | | | | | | | |
| GRAIN BIN 10,000 7/15/2025 | | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.91624835 -99.75097634 | | | | | | | | | | | | | | |
| SEC.14-28-24 NW4 FINAL DECREE BOOK 736 PAGE 119 | | | | | | | | | | | | | | |
| 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" style="height: 100px;"> </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 | | | | | |
| | | | | | | | | | | | | | | |
| Parcel Valuation | | | | | | | | | | | | | | |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 78.740 | Current Tax | | | | | | |
| Remove Cap | | Land Value | 25,750 | 25,750 | 12% | 3,090 | Assessed | 6,621 | 521.34 | | | | | |
| Year Frozen | | Improvements | 34,336 | 29,424 | | 3,531 | Penalty | 0 | | | | | | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 0 | 0.00 | | | | | |
| TIF Project ID | 0 | Total Value | 60,086 | 55,174 | | 6,621 | Total Taxable | 6,621 | 521.00 | | | | | |
| Assessment History | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | |
| 2025 | 2025-300003539 | HUGHES, JAMES R. | 102 | 60,086 | 0 | 6,428 | 506.00 | | | | | | | |
| 2024 | 2024-300003539 | HUGHES, JAMES R. | 102 | 60,113 | 0 | 6,241 | 508.00 | | | | | | | |
| 2023 | 2023-300003539 | HUGHES, JAMES R. | 102 | 58,230 | 0 | 6,059 | 501.00 | | | | | | | |
| 2022 | 2022-300003539 | HUGHES, JAMES R. | 102 | 57,423 | 0 | 5,883 | 484.00 | | | | | | | |
| 2021 | 2021-300003539 | HUGHES, JAMES R. | 102 | 47,596 | 0 | 5,712 | 472.00 | | | | | | | |
| 2020 | 2020-300003539 | HUGHES, JAMES R. | 102 | 47,596 | 0 | 5,712 | 470.00 | | | | | | | |
| 2019 | 2019-0003539 | HUGHES, JAMES R. | 102 | 47,596 | | 5,712 | 473.00 | | | | | | | |
| 2018 | 2018-0003539 | HUGHES, JAMES R. | 102 | 67,853 | | 7,947 | 659.00 | | | | | | | |
| 2017 | 2017-0003539 | HUGHES, EVELYN KATHLEEN | 102 | 66,125 | | 7,716 | 642.00 | | | | | | | |
| 2016 | 2016-0003539 | HUGHES, EVELYN KATHLEEN | 102 | 66,125 | | 7,490 | 637.00 | | | | | | | |
| 2015 | 2015-0003539 | HUGHES, EVELYN KATHLEEN | 102 | 65,087 | | 7,273 | 577.00 | | | | | | | |
| 2014 | 2014-0003539 | HUGHES, EVELYN KATHLEEN | 102 | 63,388 | | 7,061 | 566.00 | | | | | | | |
| 2013 | 2013-0003539 | HUGHES, EVELYN KATHLEEN | 102 | 69,442 | | 6,855 | 546.00 | | | | | | | |



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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 | | | GRAIN BIN 10,000 | | 7/15/2025 | | |
| Residential Data | | | | GRM Approach | | | | |
| Type | | | | GRM Code | | | | |
| Condition | - | | | Gross Rent | | | | |
| Quality | - | | | Indicated Value | | | | |
| Architecture | | | | Multiple Regression | | | | |
| Style | | | | MRA Code | | | | |
| Exterior Wall | | | | Adusted R | | | | |
| Base/Total Area / | | | | Indicated Value | | | | |
| Style | | | | Direct Comparables | | | | |
| HVAC | | | | Selection Model | | | | |
| Roof Cover | | | | DEFAULT DEFAULT SELECTION MODEL | | | | |
| Area on Slab | | | | Adjustment Model | | | | |
| Fixture/RghIn / | | | | DEFAULT DEFAULT ADJUSTMENTS TABLE | | | | |
| Bed/F/H Bath / / | | | | Comparables | | | | |
| Basement Area | | | | Indicated Value | | | | |
| Garage Type | | | | Value Reconciliation | | | | |
| Remodel | | | | Selected Approach | | | | |
| Year/Eff Age / | | | | Cost Approach | | | | |
| Cost Approach | | | | | | | | |
| Manual : | | | | | | | | |
| Base Cost | 0.00 | Total Misc Impr | + | 0 | | | | |
| Roofing Adj | + 0.00 | Garage Cost | + | | | | | |
| 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 | = | | | | | |
| Adj Base Cost | = 0.00 | Lot Value | + | 5,000 | Lot Value | 5,000 | | |
| Total Area | x | Indicated Value | = | 5,000 | Indicated Value | 5,000 | 0.00 Per SqFt | |
| Adjusted Cost | = 0 | Value Per SqFt | | 0.00 | Agland Value | 20,750 | | |
| | | | | Site Improvements | | | | |
| | | | | 36,215 | | | | |
| | | | | Total Value | | | | |
| | | | | 61,965 | | | | |
| | | | | 0.00 Total Value Per SqFt | | | | |
| 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 |
|--|---------------------------|----------------------------------|-----------------------|-------------------|--------------------------------|--------------|
|  | LNTO | Lean To - Attached | 45x12x10 | Dirt | Galvanized Metal | 540 |
| Qual | 3 | Cond 3 | Year 1975 | Eff Age 51 | | |
| | | | 0 | | | |
| | | | 0 | | | |
| | | | 0 | | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (80% Phys/ % Func) | RCNLD |
| | Base Cost (6.42 x 540) | | 3,467 | 3,467 | 2,774 | 693 |
|  | UTIL | Utility Building | 50x30x14 | Concrete | Galvanized Metal | 1,500 |
| Qual | 3 | Cond 3 | Year 1970 | Eff Age 56 | | |
| | | | 0 | | | |
| | | | 0 | | | |
| | | | 0 | | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (76% Phys/ % Func) | RCNLD |
| | Base Cost (23.90 x 1,500) | | 35,850 | 35,850 | 27,246 | 8,604 |
|  | SHDS | Shed - Small | 54x46x10 | Concrete | Galvanized Metal | 2,484 |
| Qual | 3 | Cond 3 | Year 1968 | Eff Age 58 | | |
| | | | 0 | | | |
| | | | 0 | | | |
| | | | 0 | | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (80% Phys/ % Func) | RCNLD |
| | Base Cost (16.53 x 2,484) | | 41,061 | 41,061 | 32,849 | 8,212 |
|  | GRDT | Garage - Detached STORAGE | 32x26x10 | Concrete | Formed Metal | 832 |
| Qual | 4 | Cond 3 | Year 1965 | Eff Age 61 | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (79% Phys/ % Func) | RCNLD |
| | Base Cost (46.20 x 832) | | 38,438 | 38,438 | 30,366 | 8,072 |
|  | GBST | Grain Bin - Storage 10,000 BU | 0x0x0 | Dirt | | 10,000 |
| Qual | 3 | Cond 3 | Year 1963 | Eff Age 63 | | |
| | | | 0 | | | |
| | | | 0 | | | |
| | | | | | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (80% Phys/ % Func) | RCNLD |
| | Base Cost (1.62 x 10,000) | | 16,200 | 16,200 | 12,960 | 3,240 |
|  | GBST | Grain Bin - Storage 10,000 BU | 0x0x0 | Dirt | | 10,000 |
| Qual | 3 | Cond 3 | Year 1963 | Eff Age 63 | | |
| | | | 0 | | | |
| | | | 0 | | | |
| | | | | | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (80% Phys/ % Func) | RCNLD |
| | Base Cost (1.62 x 10,000) | | 16,200 | 16,200 | 12,960 | 3,240 |
|  | SHDS | Shed - Small / OLD HOUSE STORAGE | 50x24x8 | Base | Formed Metal | 1,200 |
| Qual | 3 | Cond 3 | Year 1948 | Eff Age 78 | | |
| | | | 0 | | | |
| | | | 0 | | | |
| | | | 0 | | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (80% Phys/ % Func) | RCNLD |
| | Base Cost (17.31 x 1,200) | | 20,772 | 20,772 | 16,618 | 4,154 |



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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% | CR | 50 | | | 39.523 | 255 | 255 | 10,059 | 10,059 |
| CA | CAREY SILT 1-3% | NP | 50 | | | 2.720 | 160 | 160 | 435 | 435 |
| QC | QUINLAN-WDWARD 5-12% | CR | 14 | | | 49.013 | 71 | 71 | 3,493 | 3,493 |
| QC | QUINLAN-WDWARD 5-12% | NP | 14 | | | 26.264 | 45 | 45 | 1,177 | 1,177 |
| WA | WOODWARD 1-3% | CR | 43 | | | 11.925 | 219 | 219 | 2,610 | 2,610 |
| WA | WOODWARD 1-3% | NP | 43 | | | 1.121 | 138 | 138 | 154 | 154 |
| WB | WOODWARD 3-8% | CR | 33 | | | 3.175 | 168 | 168 | 533 | 533 |
| WD | WOODWARD-QUINLAN3-8% | CR | 23 | | | 18.972 | 117 | 117 | 2,221 | 2,221 |
| WD | WOODWARD-QUINLAN3-8% | NP | 23 | | | .919 | 74 | 74 | 68 | 68 |
| NP Totals | | | | | | 153.631 | | | 20,750 | 20,750 |
| Total Agland | | | | | | 153.631 | | | 20,750 | 20,750 |