



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:42:08
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Assessment Data				Primary Image							
Account	300003639										
Parcel ID	0000-03-28N-25W-3-001-00										
Cadastral ID	0000-28N-25W-03-3-001-00										
Property Type	REAL - Real Property										
Property Class	RA	VI Area	3								
Tax Area	101 - 1R-LAVERNE										
Name ID	13922										
HENLEY, FREDDIE, ETUX											
13 E JANICE AVE APT 103											
YUKON OK 73099-0000											
Parcel Location											
Situs	328N25W31										
Subdivision											
Lot/Block	/	Parcel Size	160 - Acres								
Sec/Twn/Rng	3 / 28 / 25 / 3										
Neighborhood	1000 - COUNTY										
School District	1-LAVERN - 1-LAVERNE										
Legal Description Lat/Long: 36.82919918 -99.76918011				OLD WOOD BARN 7/15/2025							
SEC.3-28-25 SW4				Building Permits							
				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	67.190	Current Tax		
Remove Cap		Land Value	18,537	18,537	12%	2,224	Assessed	2,760	185.44		
Year Frozen		Improvements	4,467	4,467		536	Penalty	0			
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00		
TIF Project ID	0	Total Value	23,004	23,004		2,760	Total Taxable	2,760	185.00		
Assessment History											
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300003639	HENLEY, FREDDIE, ETUX			101	23,004	0	2,704	182.00		
2024	2024-300003639	HENLEY, FREDDIE, ETUX			101	22,377	0	2,625	175.00		
2023	2023-300003639	HENLEY, FREDDIE, ETUX			101	22,010	0	2,548	171.00		
2022	2022-300003639	HENLEY, FREDDIE, ETUX			101	21,609	0	2,474	167.00		
2021	2021-300003639	HENLEY, FREDDIE, ETUX			101	20,022	0	2,402	166.00		
2020	2020-300003639	HENLEY, FREDDIE, ETUX			101	20,022	0	2,402	163.00		
2019	2019-0003639	HENLEY, FREDDIE, ETUX			101	20,022		2,402	143.00		
2018	2018-0003639	HENLEY, FREDDIE, ETUX			101	20,022		2,402	143.00		
2017	2017-0003639	HENLEY, FREDDIE, ETUX			101	20,022		2,402	143.00		
2016	2016-0003639	HENLEY, FREDDIE, ETUX			101	20,022		2,402	143.00		
2015	2015-0003639	HENLEY, FREDDIE, ETUX			101	20,022		2,402	143.00		
2014	2014-0003639	HENLEY, FREDDIE, ETUX			101	20,022		2,402	143.00		
2013	2013-0003639	HENLEY, FREDDIE, ETUX			101	20,022		2,402	143.00		



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities Method Base Lot Value Factor Value Adjustments Lot Value	

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	/

0000-03-28N-25W-3-001-00	07/11/25
OLD WOOD BARN	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	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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value			
Indicated Value		0.00	Per SqFt
Agland Value	14,441		
Site Improvements	4,506		
Total Value	18,947	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
	SHDS	Yard Shed - Metal	6x5x0		Galvanized Metal	30
	Qual 3	Cond 3	Year 2005	Eff Age 21		
			0			

Valuation Summary	Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD
Base Cost (30.06 x 30)	902		902	550
				352



SHDS	Yard Shed - Metal	40x30x0		Galvanized Metal	1,200
Qual 3	Cond 3	Year 1990	Eff Age 36		
		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%	NP	50			5.614	160	160	898	898
CA	CAREY SILT 1-3%	IP	50			8.896	197	197	1,752	1,752
CB	CAREY SILT 3-5%	IP	41			4.616	162	162	746	746
CB	CAREY SILT 3-5%	NP	41			5.162	131	131	677	677
LD	LOAMY ALLUVIAL LAND	NP	33			10.851	106	106	1,146	1,146
MG	MANSKER-POTTER 5-20%	NP	15			5.313	48	48	255	255
QA	QUINLAN LOAM	IP	11			3.320	43	43	144	144
QA	QUINLAN LOAM	NP	11			41.499	35	35	1,461	1,461
QC	QUINLAN-WDWARD 5-12%	IP	14			6.213	55	55	343	343
QC	QUINLAN-WDWARD 5-12%	NP	14			7.082	45	45	317	317
WB	WOODWARD 3-8%	NP	33			52.231	106	106	5,516	5,516
WB	WOODWARD 3-8%	IP	33			9.017	130	130	1,172	1,172
WD	WOODWARD-QUINLAN3-8%	NP	23			.186	74	74	14	14
NP Totals						160.000			14,441	14,441
Total Agland						160.000			14,441	14,441