



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 300004152 Parcel ID 0000-34-29N-23W-2-001-00 Cadastral ID 0000-29N-23W-34-2-001-00 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 102 - 4R-BUFFALO Name ID 14119 T-7 FARMS, LLC C/O CHERI NORTON 5054 LAURA LANE WOODWORTH LA 71485- Parcel Location Situs 3429N23W21 Subdivision Lot/Block / Parcel Size 160 - Acres Sec/Twn/Rng 34 / 29 / 23 / 2 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO																																																																
Legal Description Lat/Long: 36.95476943 -99.73102448 SEC 34-29-23 NW4 BOOK 677 PAGE 418										HOUSE 5/23/2024																																																						
Exemptions					Building Permits																																																											
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																									
2025	2025-300004152	T-7 FARMS, LLC	102	128,794	0	13,506	1,063.00																																																									
2024	2024-300004152	T-7 FARMS, LLC	102	138,461	0	13,112	1,068.00																																																									
2023	2023-300004152	T-7 FARMS, LLC	102	132,232	0	12,730	1,053.00																																																									
2022	2022-300004152	T-7 FARMS, LLC	102	111,740	0	12,360	1,017.00																																																									
2021	2021-300004152	T-7 FARMS, LLC	102	109,812	0	11,999	991.00																																																									
2020	2020-300004152	T-7 FARMS, LLC	102	109,812	0	11,650	959.00																																																									
2019	2019-0004152	T-7 FARMS, LLC	102	109,812		11,311	937.00																																																									
2018	2018-0004152	T-7 FARMS, LLC	102	109,812		10,981	911.00																																																									
2017	2017-0004152	T-7 FARMS, LLC	102	105,972		10,662	886.00																																																									
2016	2016-0004152	T-7 FARMS, LLC	102	107,949		10,351	881.00																																																									
2015	2015-0004152	T-7 FARMS, LLC	102	104,654		10,050	798.00																																																									
2014	2014-0004152	T-7 FARMS, LLC	102	100,952		9,757	782.00																																																									
2013	2013-0004152	T-7 FARMS, LLC	102	100,205		9,474	755.00																																																									



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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 3 Topography Street Access Utilities Amenities Method Acre Base Lot Value 3.00 x 2,166.67 = 6,500 Factor Value Adjustments Lot Value 6,500		

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	2,814 / 2,814
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	1,404 Total, 1,404 Partition
Garage Type	462 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1965 / 67

HOUSE	5/23/2024
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GRM Approach	
GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression	
MRA Code	
Adusted 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	68.26	Total Misc Impr	+ 16,489
Roofing Adj	+ 3.17	Garage Cost	+ 11,015
Subfloor Adj	+ 0.83	Total RCN	= 318,725
Heat/Cool Adj	+ 9.78	Depreciation (70%)	- 223,108
Plumbing Adj	+ 3.15	Lump Sums	+ 0
Basement Adj	+ 18.29	RCNLD	= 95,617
Adj Base Cost	= 103.49	Lot Value	+ 6,500
Total Area	x 2,814	Indicated Value	= 102,117
Adjusted Cost	= 291,221	Value Per SqFt	36.29

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	95,617		
Lot Value	6,500		
Indicated Value	102,117	36.29	Per SqFt
Agland Value	29,365		
Site Improvements	1,428		
Total Value	132,910	47.23	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	3 1st Msn Cls A	0		3	3	4,340.86		13,023
EPSW	Enclosed Porch - Solid Wall	1971	8x7		56	53.96		3,022
PATO	Slab Porch - Open	1972	12x4		48	9.25		444



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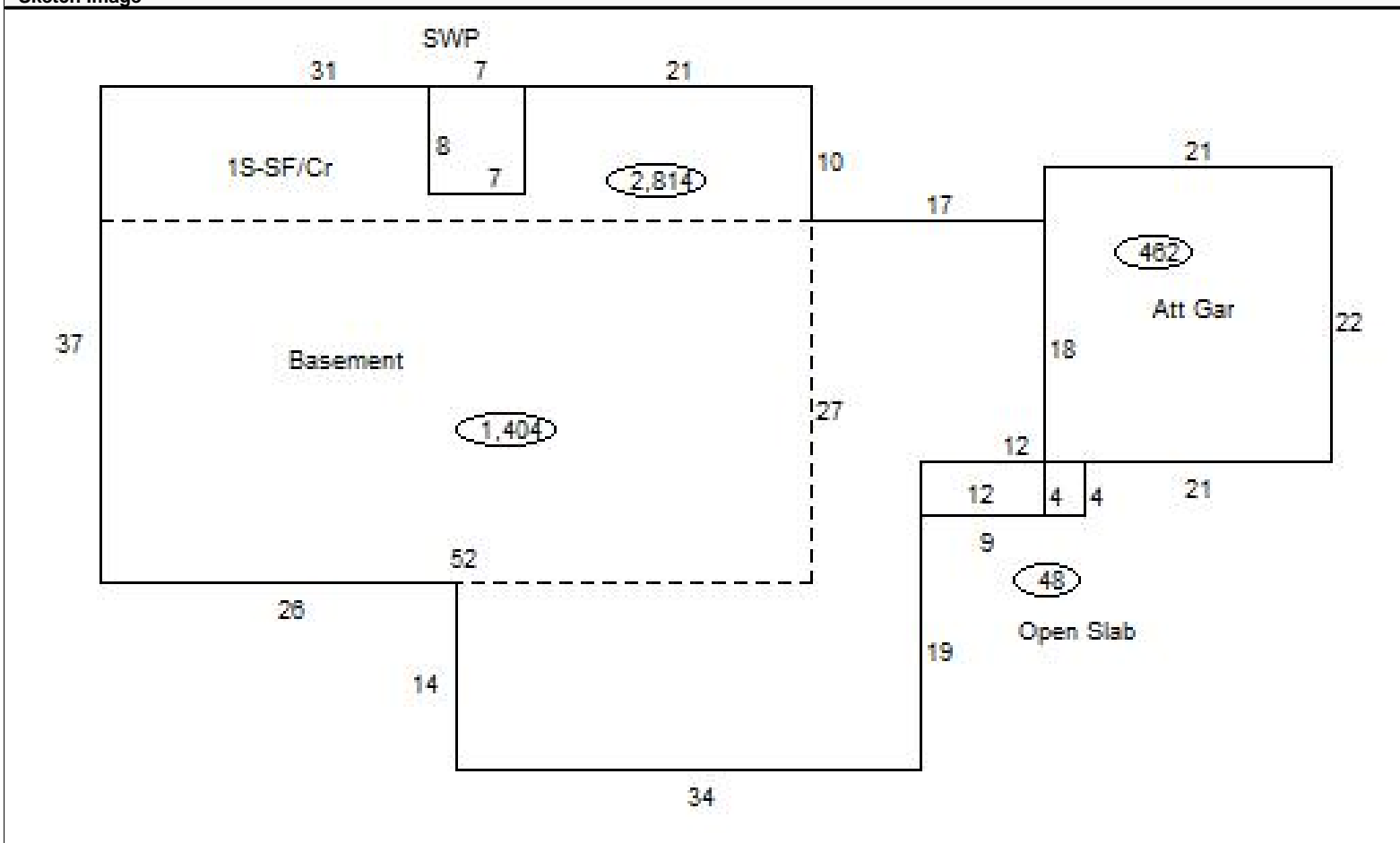
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	EPSW		20	SWP	56	1.000	56
2	M	PATO		20	Open Slab	48	1.000	48
3	G	1		20	Att Gar	462	1.000	462
4	R	1	Crawl	20	1S-SF/Cr	2,814	1.000	2,814
5	B			20	Basement	1,404	1.000	1,404
Total Building Area						2,814		2,814



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LOAF	Loafing Shed	15x10x18	Dirt	Galvanized Metal	150	
	Qual	3	Cond 3	Year 2011	Eff Age 15		
	Valuation Summary		Modifier Total	RCN	Depr (51% Phys/ % Func)	RCNLD	
	Base Cost (5.65 x 150)		848		848	432	416
	SHDS	Yard Shed - Metal	16x24x8	Dirt	Galvanized Metal	384	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (13.18 x 384)		5,061		5,061	4,049	1,012



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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			15.491	160	160	2,479	2,479
CA	CAREY SILT 1-3%	CR	50			75.510	255	255	19,217	19,217
LD	LOAMY ALLUVIAL LAND	NP	33			5.133	106	106	542	542
QA	QUINLAN LOAM	NP	11			8.613	35	35	303	303
QA	QUINLAN LOAM	CR	11			2.431	56	56	136	136
QC	QUINLAN-WDWARD 5-12%	NP	14			1.292	45	45	58	58
WB	WOODWARD 3-8%	NP	33			6.896	106	106	728	728
WB	WOODWARD 3-8%	CR	33			20.436	168	168	3,433	3,433
WD	WOODWARD-QUINLAN3-8%	NP	23			.300	74	74	22	22
WD	WOODWARD-QUINLAN3-8%	CR	23			20.899	117	117	2,447	2,447
CR Totals						157.000			29,365	29,365
Total Agland						157.000			29,365	29,365