



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	300009778													
Parcel ID	0000-28-28N-21W-3-003-00													
Cadastral ID	0000-28N-21W-28-3-003-00													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	2											
Tax Area	102 - 4R-BUFFALO													
Name ID	16305													
HUCKABY, DERICK A. AND RACHELLE N. HUCKABY														
19915 E 10 RD BUFFALO OK 73834-0000														
Parcel Location														
Situs	19915 10 RD E													
Subdivision														
Lot/Block	/	Parcel Size	7.22 - Acres											
Sec/Twn/Rng	28 / 28 / 21 / 3													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
HOUSE 6/12/2024														
Legal Description Lat/Long: 36.85238434 -99.46849393														
SEC. 28-23-21 TRACT IN SW4 BOOK 638 PAGE 260														
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														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	/	HUCKABY, DERICK A. AND								
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	9,665	9,665	12%	1,160	Assessed	10,065	792.52					
Year Frozen		Improvements	4,098	1,506		181	Penalty	0						
Uncapped Value	0	Mobile Home	74,124	72,696		8,724	Exemption	1,000	-79.00					
TIF Project ID	0	Total Value	87,887	83,867		10,065	Total Taxable	9,065	714.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300009778	HUCKABY, DERICK A. AND	102	87,887	1000	8,771	691.00							
2024	2024-300009778	HUCKABY, DERICK A. AND	102	92,168	1000	8,487	691.00							
2023	2023-300009778	HUCKABY, DERICK A. AND	102	83,922	1000	8,210	679.00							
2022	2022-300009778	HUCKABY, DERICK A. AND	102	76,844	1000	7,942	653.00							
2021	2021-300009778	HUCKABY, DERICK A. AND	102	72,347	1000	7,681	634.00							
2020	2020-300009778	HUCKABY, DERICK A. AND	102	75,986	1000	8,118	668.00							
2019	2019-0009778	HUCKABY, DERICK A. AND	102	78,792		8,455	701.00							
2018	2018-0009778	HUCKABY, DERICK A. AND	102	81,598		8,792	729.00							
2017	2017-0009778	HUCKABY, DERICK A. AND	102	83,916		9,070	754.00							
2016	2016-0009778	HUCKABY, DERICK A. AND	102	93,657		8,588	731.00							
2015	2015-0009778	HUCKABY, DERICK A. AND	102	77,574		8,309	660.00							
2014	2014-0009778	HUCKABY, DERICK A. AND	102	80,365		8,644	693.00							
2013	2013-0009778	HUCKABY, DERICK A. AND	102	83,156		8,979	715.00							



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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 7.22 Topography Street Access Utilities Amenities Method Acre Base Lot Value 7.22 x 1,338.64 = 9,665 Factor Value Adjustments Lot Value 9,665		

Residential Data	
Type	6 Mobile Home 60 x 28
Condition	3.6 - Average
Quality	3.4 - Average
Architecture	DWMH Multi-wide MH
Style	100% Double Wide
Exterior Wall	100% Lap
Base/Total Area	1,680 / 1,680
Style	100% Double Wide
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	
Garage Type	
Remodel	
Year/Eff Age	2008 / 16

HOUSE	6/12/2024
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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	51.35	Total Misc Impr	+ 6,620
Roofing Adj	+ 2.55	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 111,956
Heat/Cool Adj	+ 2.55	Depreciation (38%)	- 42,543
Plumbing Adj	+ 6.25	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 69,413
Adj Base Cost	= 62.70	Lot Value	+ 9,665
Total Area	x 1,680	Indicated Value	= 79,078
Adjusted Cost	= 105,336	Value Per SqFt	47.07

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	69,413		
Lot Value	9,665		
Indicated Value	79,078	47.07	Per SqFt
Agland Value			
Site Improvements	3,945		
Total Value	83,023	49.42	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	1622	80	2008	80	26.37		2,110
WODO	Wood Deck - Open	1623	20x12	2008	240	18.79		4,510



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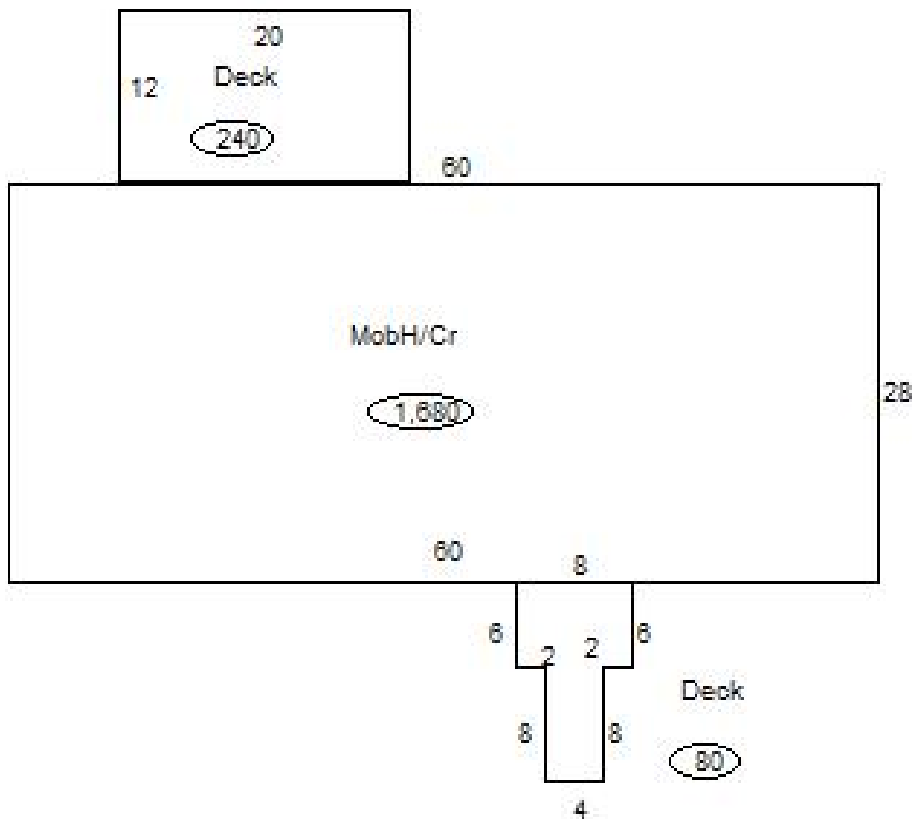
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14	Crawl	20	MobH/Cr	1,680	1.000	1,680
2	M	WODO		20	Deck	80	1.000	80
3	M	WODO		20	Deck	240	1.000	240
Total Building Area						1,680		1,680



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small / RED	20x12x8	Base	Formed Metal	240	
	Qual	4	Cond	4	Year	2020	Eff Age
		Valuation Summary	Modifier Total	RCN	Depr (23% Phys/ % Func)	RCNLD	
		Base Cost (21.35 x 240)	5,124		5,124	1,179	3,945