



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 300011753 Parcel ID 0000-35-26N-23W-1-011-00 Cadastral ID 0000-26N-23W-35-1-002-00 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 102 - 4R-BUFFALO Name ID 25157 HICKMAN, TUCKER (JT) AND SARAH HICKMAN 2218 US HWY 183 LAVERNE OK 73848- Parcel Location Situs 02218 US 183 HWY Subdivision Lot/Block / Parcel Size 17.705 - Acres Sec/Twn/Rng 35 / 26 / 23 / 1 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO					<p>f:\pictures\0000-35-26N-23W-1-002-00-001-000-005.jpg 12/5/2019</p>																																																											
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1.7 Topography Street Access Utilities Amenities Method Acre Base Lot Value 1.70 x 3,250.00 = 5,525 Factor Value Adjustments Lot Value 5,525		<p>0000-35-26N-23W-1-002-00 03/24/23</p> <p>0000-35-26N-23W-1-002-00_004.JPG 3/27/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Frame, Siding, Wood 50% Veneer, Masonry
Base/Total Area	2,777 / 2,777
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	
Garage Type	
Remodel	
Year/Eff Age	1950 / 76

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	79.17	Total Misc Impr	+ 7,525
Roofing Adj	+ 3.60	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 277,061
Heat/Cool Adj	+ 10.77	Depreciation (74%)	- 205,025
Plumbing Adj	+ 3.53	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 72,036
Adj Base Cost	= 97.06	Lot Value	+ 5,525
Total Area	x 2,777	Indicated Value	= 77,561
Adjusted Cost	= 269,536	Value Per SqFt	27.93

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	72,036	
Lot Value	5,525	
Indicated Value	77,561	27.93 Per SqFt
Agland Value	1,179	
Site Improvements	15,744	
Total Value	94,484	34.02 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	Fireplace - Residential 1 Story	0		1	1	4,783.32		4,783
PRCH	Slab Porch - Covered	489	14x8		112	22.64		2,536
PRCH	Slab Porch - Covered	490	3x3		9	22.92		206



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GBST	Grain Bin - Storage 1,000 BU	20x20x4	Dirt		1,009
	Qual	3	Cond 3	Year 2012	Eff Age 14	
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
	Base Cost (1.62 x 1,009)		1,634	1,634	801	833
	UTIL	Utility Building	50x30x14		Formed Metal	1,500
	Qual	3	Cond 3	Year 1985	Eff Age 41	
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
	Base Cost (25.60 x 1,500)		38,400	38,400	24,960	13,440
	SHDS	Yard Shed - Metal	12x10x8		Formed Metal	120
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (22.95 x 120)		2,754	2,754	2,203	551
	SHDS	Yard Shed - Metal	16x14x10		Formed Metal	224
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (20.54 x 224)		4,601	4,601	3,681	920



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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
MG	MANSKER-POTTER 5-20%	NP	15			3.896	48	48	187	187
PB	PRATT HUMMOCKY	NP	40			5.738	128	128	734	734
RD	ROUGH BROKEN LAND	NP	10			8.072	32	32	258	258
NP Totals						17.705			1,179	1,179
Total Agland						17.705			1,179	1,179