




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 300000931 Parcel ID 0000-05-26N-20W-1-001-00 Cadastral ID 0000-26N-20W-05-1-001-00 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 102 - 4R-BUFFALO Name ID 12755 HOFFMAN, DOROTHY SUE, (TRUST) % BK OF OK ATTN: RPS ATTN: KATHY CRANE P.O. BOX 24128 OKLAHOMA CITY OK 73124-0000 Parcel Location Situs 526N20W11 Subdivision Lot/Block / Parcel Size 634 - Acres Sec/Twn/Rng 5 / 26 / 20 / 1 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO					 <p>FRONT OT HOUSE WITH COVERED PORCH 1/26/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.64056233 -99.99432076 SEC.5-26-20 ALL SECTION LESS 1.77A & .49A HIGHWAY AND RR. BANK OF OKLA. TRUSTEE OF DOROTHY SUE HOFFMAN GST EXEMPTION RESIDUARY TR.																																																																																																																									
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 10 Topography Street Access Utilities Amenities Method Acre Base Lot Value 10.00 x 1,175.00 = 11,750 Factor Value Adjustments Lot Value 11,750		 <p>0000-05-26N-20W-1-001-000 01/26/23</p>

FRONT OT HOUSE WITH COVERED PORCH 1/26/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% Two Story
Exterior Wall	75% Frame, Siding, Wood 25% Veneer, Stone
Base/Total Area	1,688 / 3,376
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,688
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	400 Total, 225 Partition
Garage Type	
Remodel	
Year/Eff Age	1941 / 85

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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	67,368		
Lot Value	11,750		
Indicated Value	79,118	23.44	Per SqFt
Agland Value	63,901		
Site Improvements	32,456		
Total Value	175,475	51.98	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	69.02	Total Misc Impr	+ 35,162
Roofing Adj	+ 2.02	Garage Cost	+ 35,162
Subfloor Adj	+ -0.99	Total RCN	= 336,841
Heat/Cool Adj	+ 10.77	Depreciation (80%)	- 269,473
Plumbing Adj	+ 2.91	Lump Sums	+ 0
Basement Adj	+ 5.63	RCNLD	= 67,368
Adj Base Cost	= 89.36	Lot Value	+ 11,750
Total Area	x 3,376	Indicated Value	= 79,118
Adjusted Cost	= 301,679	Value Per SqFt	23.44

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1	1	4,783.32		4,783
PATC	Patio - Covered	362	640		640	12.83		8,211
CPAT	Carport - Attached	363	28x16		448	9.22		4,131
PATC	Patio - Covered	364	12x6		72	17.11		1,232
CPAT	Carport - Attached	365	35x20		700	9.22		6,454
CPAT	Carport - Attached	366	25x20		500	9.22		4,610
RSPC	Raised Slab Porch - Covered	367	144		144	39.87		5,741



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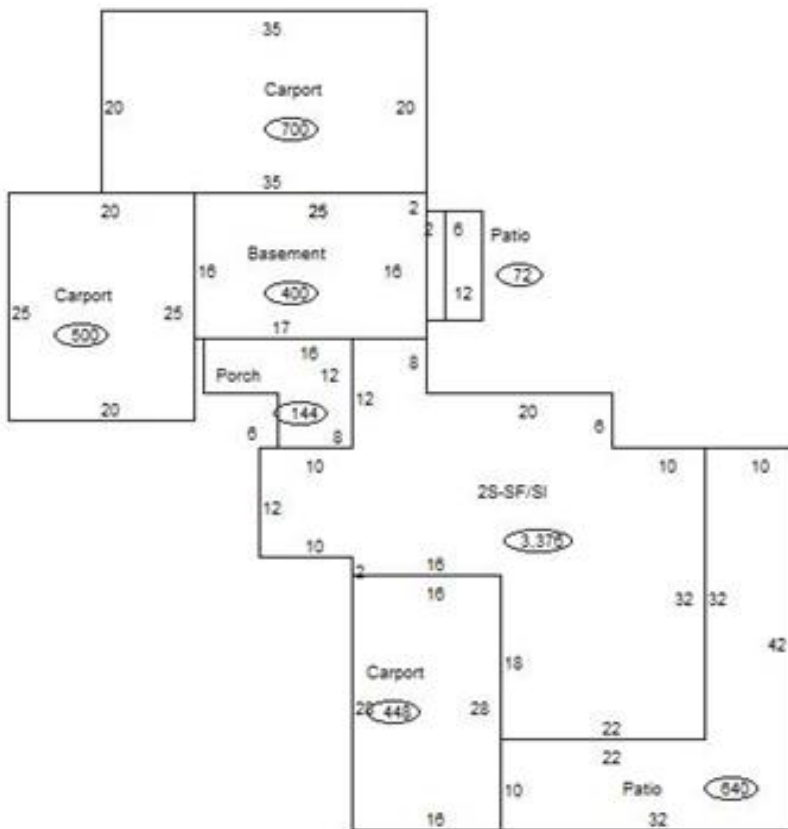
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Sketch Image

300000931



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	20	2S-SF/Sl	1,688	2.000	3,376
2	M	PATC		20	Patio	640	1.000	640
3	M	CPAT		20	Carport	448	1.000	448
4	M	PATC		20	Patio	72	1.000	72
5	M	CPAT		20	Carport	700	1.000	700
6	M	CPAT		20	Carport	500	1.000	500
7	M	RSPC		20	Porch	144	1.000	144
8	B	1		20	Basement	400	1.000	400
Total Building Area						1,688		3,376



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shipping/Storage Container	8x38x6			304	
	Qual	3	Cond 3	Year 2019	Eff Age 7		
	Valuation Summary		Modifier Total		RCN	Depr (32% Phys/ % Func)	RCNLD
	Base Cost (19.30 x 304)	5,867			5,867	1,877	3,990
	SHDS	Shed - Small	33x100x10		Galvanized Metal	3,300	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (16.53 x 3,300)	54,549			54,549	43,639	10,910
	PACN	Paving - Concrete / BESIDE SCALEHOUSE	12x10x0			120	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (6.78 x 120)	814			814	651	163
	BNGP	Gen. Purpose Barn	40x60x14		Formed Metal	2,400	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total		RCN	Depr (69% Phys/ % Func)	RCNLD
	Base Cost (17.48 x 2,400)	41,952			41,952	28,947	13,005
	SHDS	Shed, Wood	12x38x8		Galvanized Metal	456	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (17.54 x 456)	7,998			7,998	6,398	1,600
	SHDS	Shed, Wood	25x26x10		Galvanized Metal	650	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (17.49 x 650)	11,369			11,369	9,095	2,274
	SHDS	Yard Shed - Metal / SCALE HOUSE	12x10x6		Galvanized Metal	120	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (21.43 x 120)	2,572			2,572	2,058	514



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Lot Data		Primary Image						
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Residential Data								
Type 1 Single Family Residence Condition 3 - Average Quality 2 - Fair Architecture TRAD TRADITIONAL Style 100% One Story Exterior Wall 100% Frame, Siding, Vinyl Base/Total Area 797 / 797 Style 100% One Story HVAC 100% Floor Furnace 1 Wall Air Conditioners (Cour Roof Cover 8 Metal, Formed Seams Area on Slab 0 Fixture/RghIn 5 / Bed/F/H Bath 2 / 1.0 / Basement Area Garage Type Remodel Year/Eff Age 1941 / 85								
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						
Value Reconciliation		Selected Approach	Cost Approach					
		Improvements	16,165					
		Lot Value						
		Indicated Value	16,165 20.28 Per SqFt					
		Agland Value						
		Site Improvements						
		Total Value	16,165 20.28 Total Value Per SqFt					
Cost Approach		Manual :						
Base Cost	85.41	Total Misc Impr	+ 863					
Roofing Adj	+ 4.77	Garage Cost	+ 80,826					
Subfloor Adj	+ 2.24	Total RCN	= 64,661					
Heat/Cool Adj	+ 1.40	Depreciation (80%)	- 0					
Plumbing Adj	+ 6.52	Lump Sums	+ 16,165					
Basement Adj	+ 0.00	RCNLD	= 20.28					
Adj Base Cost	= 100.33	Lot Value	+ 16,165					
Total Area	x 797	Indicated Value	= 16,165					
Adjusted Cost	= 79,963	Value Per SqFt	20.28					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	OPEN PORCH	370	11x9		99	8.72		863



Harper

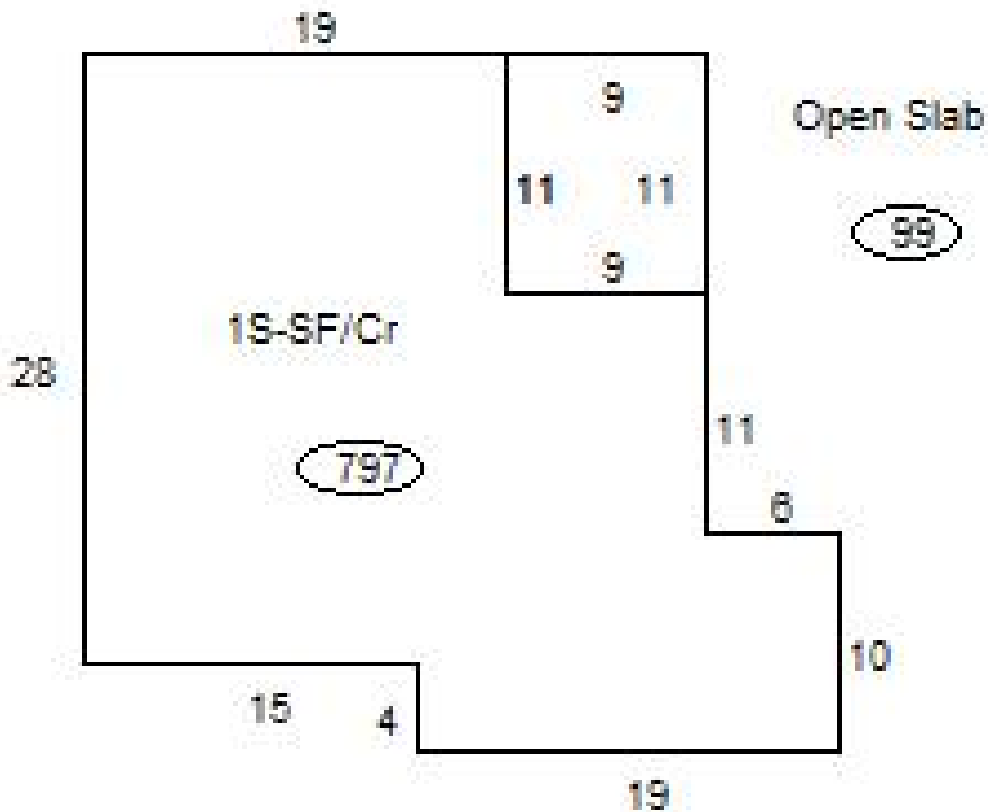
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	797	1.000	797
2	M	PATO		20	Open Slab	99	1.000	99
Total Building Area						797		797



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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	LPI		13.000	255	255	3,309	3,309
CA	CAREY SILT 1-3%	NP	50	LPI		17.000	160	160	2,720	2,720
LC	LINCOLN SOILS	NP	23	LPI		76.000	74	74	5,594	5,594
PC	PRATT LOAMY BILLOWY	NP	37	LPI		31.000	118	118	3,670	3,670
PD	PRATT LOAMY HUMMOCKY	NP	31	LPI		32.000	99	99	3,174	3,174
PE	PRATT LOAMY DUNED	NP	20	LPI		34.000	64	64	2,176	2,176
QA	QUINLAN LOAM	NP	11	LPI		89.000	35	35	3,133	3,133
QC	QUINLAN-WDWARD 5-12%	NP	14	LPI		42.000	45	45	1,882	1,882
RD	ROUGH BROKEN LAND	NP	10	LPI		99.000	32	32	3,168	3,168
WB	WOODWARD 3-8%	NP	33	LPI		31.000	106	106	3,274	3,274
WD	WOODWARD-QUINLAN3-8%	NP	23	LPI		2.000	74	74	147	147
YA	YAHOLA FINE SANDY	CR	55	LPI		37.000	280	280	10,358	10,358
YA	YAHOLA FINE SANDY	NP	55	LPI		121.000	176	176	21,296	21,296
NP Totals						624.000			63,901	63,901
Total Agland						624.000			63,901	63,901