



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:07:20
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300001162 Parcel ID 0000-30-26N-21W-2-001-00 Cadastral ID 0000-26N-21W-30-2-001-00 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 102 - 4R-BUFFALO Name ID 25273 JEFFUS, BROOKLYN B. (2/3) AND MARANDA K. JEFFUS (1/6) AND MARALYN HURST (1/6-MKJ TRUSTEE) 2132 CR 197 N BUFFALO OK 73834-																																																																																																																									
Parcel Location Situs 02132 197 RD N Subdivision Lot/Block / Parcel Size 5.26 - Acres Sec/Twn/Rng 30 / 26 / 21 / 2 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO																																																																																																																									
Legal Description Lat/Long: 36.65907193 -99.55322452 SEC. 30-26-21 5.26 AC TRT IN LOT 2 BOOK 761 PAGE 83 2/3 VINCENT L. JEFFUS, 1/6 MARANDA K. JEFFUS, 1/6 MARANDA JEFFUS TRUSTEE FOR MARALYN HURST.					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Date 02/06/2026
 Time 06:07:20
 Page 2

Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 5.26 Topography Street Access Utilities Amenities Method Acre Base Lot Value 5.26 x 1,557.98 = 8,195 Factor Value Adjustments Lot Value 8,195		 <p>0000-30-26N-21W-2-001-00_002.JPG 1/31/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,744 / 1,744
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	651 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1985 / 41

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	87.90	Total Misc Impr	+ 6,425
Roofing Adj	+ 3.84	Garage Cost	+ 16,761
Subfloor Adj	+ 0.00	Total RCN	= 211,765
Heat/Cool Adj	+ 10.77	Depreciation (47%)	- 99,530
Plumbing Adj	+ 5.62	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 112,235
Adj Base Cost	= 108.13	Lot Value	+ 8,195
Total Area	x 1,744	Indicated Value	= 120,430
Adjusted Cost	= 188,579	Value Per SqFt	69.05

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	112,235	
Lot Value	8,195	
Indicated Value	120,430	69.05 Per SqFt
Agland Value		
Site Improvements	44,622	
Total Value	165,052	94.64 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	406	19x6		114	22.64		2,581
PATC	Patio - Covered	407	20x14		280	13.73		3,844



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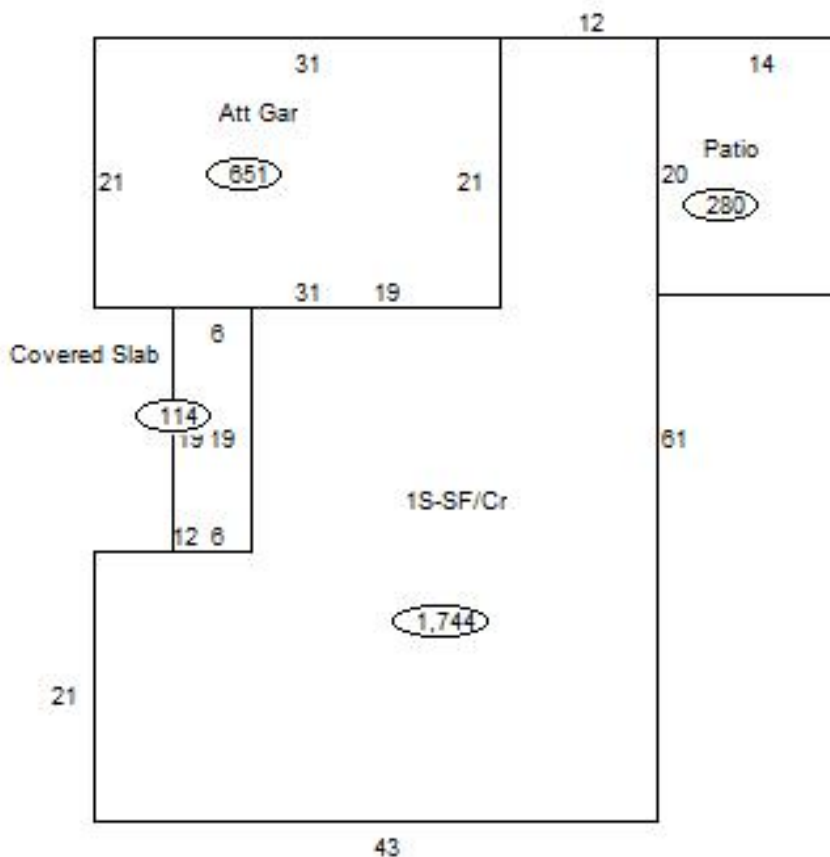
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Date 02/06/2026
 Time 06:07:20
 Page 3

Sketch Image

300001162



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,744	1.000	1,744
2	G	1		20	Att Gar	651	1.000	651
3	M	PRCH		20	Covered Slab	114	1.000	114
4	M	PATC		20	Patio	280	1.000	280
Total Building Area						1,744		1,744



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Time 06:07:20
Page 4

300001162

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	16x12x8		Formed Metal	192	
	Qual	3	Cond 3	Year 2020	Eff Age 6		
	Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD	
	Base Cost (21.04 x 192)		4,040		4,040	1,131	2,909
	UTIL	Utility Bldg	100x58x12	Concrete	Formed Metal	5,800	
	Qual	3	Cond 3	Year 1985	Eff Age 41		
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD	
	Base Cost (19.45 x 5,800)		112,810		112,810	73,327	39,483
	HAYS	Open Face Shed	32x22x8		Formed Metal	704	
	Qual	3	Cond 3	Year 1985	Eff Age 41		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (7.85 x 704)		5,526		5,526	4,421	1,105
	SHDS	Yard Shed - Metal	16x12x8		Formed Metal	192	
	Qual	3	Cond 3	Year 1985	Eff Age 41		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (20.77 x 192)		3,988		3,988	3,190	798
	GBST	Grain Bin - Storage 1,000 BU	20x20x4	Dirt		1,009	
	Qual	3	Cond 3	Year 1985	Eff Age 41		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (1.62 x 1,009)		1,634		1,634	1,307	327