




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:08:04
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300001212 Parcel ID 0000-11-26N-22W-2-001-00 Cadastral ID 0000-26N-22W-11-2-001-00 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 102 - 4R-BUFFALO Name ID 16901 TUNDER, JOHN A. & LOIS A. TUNDER REV. TRUST TRUSTEES: JOHN A. TUNDER & LOIS A. TUNDER 1836 N 195 ROAD BUFFALO OK 73834-9711					 <p>HOUSE 3/27/2023</p>																																																																																																																				
Parcel Location Situs 1126N22W21 Subdivision Lot/Block / Parcel Size 160 - Acres Sec/Twn/Rng 11 / 26 / 22 / 2 Neighborhood 1000 - COUNTY School District 4-BUFFALO - 4-BUFFALO																																																																																																																									
Legal Description Lat/Long: 36.90410090 -99.87786896 11-26-22 NW4 BOOK 789 PAGE 220					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 06:08:05
 Page 2

Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1 Topography Street Access Utilities Amenities Method Acre Base Lot Value 1.00 x 5,000.00 = 5,000 Factor Value Adjustments Lot Value 5,000		 <p>0000-11-26N-22W-2-001-00</p> <p>HOUSE 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	100% Veneer, Masonry
Base/Total Area	2,008 / 2,008
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	9 Clay Tile
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	, 1,160 Partition
Garage Type	625 Detached Garage - Finished
Remodel	
Year/Eff Age	1941 / 85

Cost Approach		Manual :	
Base Cost	85.26	Total Misc Impr	+ 2,132
Roofing Adj	+ 5.01	Garage Cost	+ 24,225
Subfloor Adj	+ 0.00	Total RCN	= 239,044
Heat/Cool Adj	+ 10.77	Depreciation (80%)	- 191,235
Plumbing Adj	+ 4.88	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 47,809
Adj Base Cost	= 105.92	Lot Value	+ 5,000
Total Area	x 2,008	Indicated Value	= 52,809
Adjusted Cost	= 212,687	Value Per SqFt	26.30

HOUSE 3/27/2023

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	47,809		
Lot Value	5,000		
Indicated Value	52,809	26.30	Per SqFt
Agland Value	23,160		
Site Improvements	131,294		
Total Value	207,263	103.22	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Raised Slab Porch - Open	414	12x10	1941	120	9.62		1,154
PATO	Raised Slab Porch - Open	416	10x10	1941	100	9.78		978



Harper

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Date 02/06/2026
 Time 06:08:05
 Page 4

300001212

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shipping/Storage Container	40x10x6	Dirt		400	
	Qual	3	Cond 3	Year 2018	Eff Age 8		
	0						
	Valuation Summary		Modifier Total		RCN	Depr (37% Phys/ % Func)	RCNLD
Base Cost (14.59 x 400)		5,836			5,836	2,159	3,677
	BFT1	Bulk Feed Tank - Single 30TON	0x0x0	Dirt		30	
	Qual	3	Cond 3	Year 2015	Eff Age 11		
	0						
	Valuation Summary		Modifier Total		RCN	Depr (50% Phys/ % Func)	RCNLD
Base Cost (236.24 x 30)		7,087			7,087	3,544	3,543
	UTIL	Utility Building	100x60x16	Concrete	Formed Metal	6,000	
	Qual	3	Cond 3	Year 2012	Eff Age 14		
	0						
	Valuation Summary		Modifier Total		RCN	Depr (31% Phys/ % Func)	RCNLD
Base Cost (20.45 x 6,000)		122,700			122,700	38,037	84,663
	SHDS	Yard Shed - Wood WHITE	25x15x6	Concrete	Formed Metal	375	
	Qual	3	Cond 3	Year 2008	Eff Age 18		
	0						
	Valuation Summary		Modifier Total		RCN	Depr (56% Phys/ % Func)	RCNLD
Base Cost (17.97 x 375)		6,739			6,739	3,774	2,965
	UTIL	Utility Building	75x35x10	Concrete	Formed Metal	2,625	
	Qual	3	Cond 3	Year 1985	Eff Age 41		
	0						
	Valuation Summary		Modifier Total		RCN	Depr (65% Phys/ % Func)	RCNLD
Base Cost (21.86 x 2,625)		57,383			57,383	37,299	20,084
	SHDS	Shed - Small	35x15x8	Dirt	Galvanized Metal	525	
	Qual	3	Cond 3	Year 1985	Eff Age 41		
	0						
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (12.60 x 525)		6,615			6,615	5,292	1,323
	PACN	Paving - Concrete / BY SMALLER EQ SHED	30x15x0	Concrete		450	
	Qual	3	Cond 3	Year 1985	Eff Age 41		
	0						
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (4.17 x 450)		1,877			1,877	1,502	375



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Time 06:08:05
Page 5

300001212

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GBST	Grain Bin - Storage 1,700 X 2	0x0x0			1,700	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (1.62 x 1,700)	2,754		2,754	2,203	551
	GBST	Grain Bin - Storage X 2 @ 4000	0x0x0	Dirt		8,000	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (1.62 x 8,000)	12,960		12,960	10,368	2,592
	GBST	Grain Bin - Storage X3 @ 7000	0x0x0	Dirt		21,000	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (1.39 x 21,000)	29,190		29,190	23,352	5,838
	GBST	Grain Bin - Storage 2,500 BU	0x0x0			2,500	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (1.62 x 2,500)	4,050		4,050	3,240	810
	GBST	Grain Bin - Storage 2,500 BU	0x0x0	Dirt		2,500	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (1.62 x 2,500)	4,050		4,050	3,240	810
	QUON	Quonset	50x35x16	Dirt	Galvanized Metal	1,750	
	Qual	3	Cond 3	Year 1960	Eff Age 66		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (9.78 x 1,750)	17,115		17,115	13,692	3,423
	PACN	Paving - Concrete / DRIVEWAY	10x8x0	Concrete		80	
	Qual	3	Cond 3	Year 1941	Eff Age 85		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (7.35 x 80)	588		588	470	118



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Time 06:08:05
Page 6

300001212

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete BACK SIDEWALK	12x5x0	Concrete		60
	Qual	3	Cond 3	Year 1941	Eff Age 85	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (7.64 x 60)	458		458	366	92
	PACN	Paving - Concrete / SIDEWALK AROUND HOUSE	5x4x0	Concrete		260
	Qual	3	Cond 3	Year 1941	Eff Age 85	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.77 x 260)	1,240		1,240	992	248
	PACN	Paving - Concrete / NORTH SIDEWALK	35x4x0	Concrete		140
	Qual	3	Cond 3	Year 1941	Eff Age 85	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (6.49 x 140)	909		909	727	182



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Time 06:08:05
Page 7

Agland Inventory

300001212

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			47.060	255	255	11,977	11,977
CA	CAREY SILT 1-3%	NP	50			13.809	160	160	2,209	2,209
RD	ROUGH BROKEN LAND	CR	10			11.491	51	51	585	585
RD	ROUGH BROKEN LAND	NP	10			27.192	32	32	870	870
WB	WOODWARD 3-8%	NP	33			11.008	106	106	1,162	1,162
WB	WOODWARD 3-8%	CR	33			20.665	168	168	3,471	3,471
WD	WOODWARD-QUINLAN3-8%	CR	23			19.360	117	117	2,267	2,267
WD	WOODWARD-QUINLAN3-8%	NP	23			8.415	74	74	619	619
NP Totals						159.000			23,160	23,160
Total Agland						159.000			23,160	23,160