



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:08:05
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Assessment Data					Primary Image																																																																																																																				
Account 300001213 Parcel ID 0000-11-26N-22W-3-001-00 Cadastral ID 0000-26N-22W-11-3-001-00 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 102 - 4R-BUFFALO Name ID 12811 TUNDER, JOHN A. REVOCABLE TRUST LOIS A. TUNDER REVOCABLE TRUST 1836 N 195 RD BUFFALO OK 73834-9711 Parcel Location Situs 1836 N 195 RD Subdivision Lot/Block / Parcel Size 160 - Acres Sec/Twn/Rng 11 / 26 / 22 / 3 Neighborhood 1000 - COUNTY School District 4-BUFFALO - 4-BUFFALO					<p>0000-11-26N-22W-3-001-00 03/24/23</p>																																																																																																																				
HOUSE WITH PORCH 3/27/2023																																																																																																																									
Legal Description Lat/Long: 36.82863262 -99.62334371					Building Permits																																																																																																																				
11-26-22 SW4 BOOK 698 PAGE 667 CO-TRUSTEES OF JOHN A. TUNDER & LOIS A. TUNDER REV. TRUST					<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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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		

Residential Data	
Type	6 Mobile Home 70 x 25
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	
Style	100% Double Wide
Exterior Wall	100% Lap
Base/Total Area	1,750 / 1,750
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	14 Metal, Ribbed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1989 / 41

0000-11-26N-22W-3-001-00	03/24/23
HOUSE WITH PORCH	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		

Cost Approach		Manual :	
Base Cost	44.42	Total Misc Impr	+ 7,634
Roofing Adj	+ 2.09	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 101,277
Heat/Cool Adj	+ 2.02	Depreciation (73%)	- 73,932
Plumbing Adj	+ 4.97	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 27,345
Adj Base Cost	= 53.51	Lot Value	+ 5,000
Total Area	x 1,750	Indicated Value	= 32,345
Adjusted Cost	= 93,643	Value Per SqFt	18.48

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	27,345		
Lot Value	5,000		
Indicated Value	32,345	18.48	Per SqFt
Agland Value	20,210		
Site Improvements	9,585		
Total Value	62,140	35.51	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	421	35x12	1990	420	13.68		5,746
WODO	Wood Deck - Open	422	14x6	1990	84	22.48		1,888



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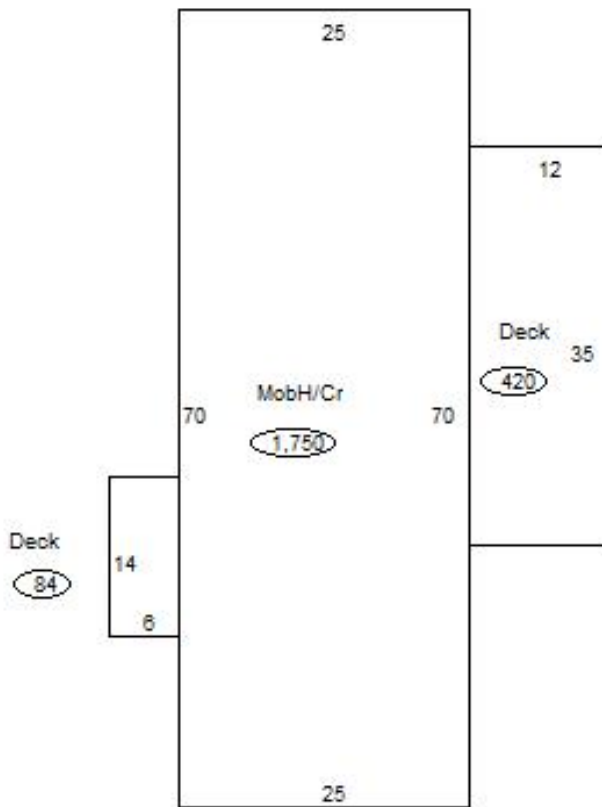
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Sketch Image

300001213



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14	Crawl	20	MobH/Cr	1,750	1.000	1,750
2	M	WODO		20	Deck	420	1.000	420
3	M	WODO		20	Deck	84	1.000	84
Total Building Area						1,750		1,750



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Metal	20x25x8	Dirt	Galvanized Metal	500
	Qual	3	Cond 3	Year 2014	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
	Base Cost (12.60 x 500)		6,300	6,300	2,898	3,402
	SHDS	Shipping/Storage Container / RED	40x8x8	Dirt		320
	Qual	3	Cond 3	Year 2008	Eff Age 18	
	Valuation Summary		Modifier Total	RCN	Depr (56% Phys/ % Func)	RCNLD
	Base Cost (15.03 x 320)		4,810	4,810	2,694	2,116
	SHDS	Shipping/Storage Container / GREEN	20x8x8	Dirt		160
	Qual	3	Cond 3	Year 2006	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
	Base Cost (18.34 x 160)		2,934	2,934	1,731	1,203
	SHDS	Shed - Small / GARAGE USED FOR STORAGE	30x20x6	Concrete	Composition Roll	600
	Qual	3	Cond 3	Year 1989	Eff Age 37	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (17.31 x 600)		10,386	10,386	8,309	2,077
	SHDS	Yard Shed - Metal / WHITE	25x10x6	Dirt	Formed Metal	250
	Qual	3	Cond 3	Year 1985	Eff Age 41	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (15.74 x 250)		3,935	3,935	3,148	787



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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%	NP	50			10.137	160	160	1,622	1,622
CA	CAREY SILT 1-3%	CR	50			21.763	255	255	5,539	5,539
QA	QUINLAN LOAM	NP	11			.126	35	35	4	4
QA	QUINLAN LOAM	CR	11			1.240	56	56	69	69
RD	ROUGH BROKEN LAND	NP	10			44.359	32	32	1,419	1,419
RD	ROUGH BROKEN LAND	CR	10			1.751	51	51	89	89
WB	WOODWARD 3-8%	NP	33			14.473	106	106	1,528	1,528
WB	WOODWARD 3-8%	CR	33			59.176	168	168	9,940	9,940
CR Totals						153.025			20,210	20,210
Total Agland						153.025			20,210	20,210