



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 300001305 Parcel ID 0000-04-26N-23W-1-002-00 Cadastral ID 0000-26N-23W-04-1-002-00 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 102 - 4R-BUFFALO Name ID 25840 SNELL FARMS LIVING TRUST (THE) TRUSTEE: BARBARA L. SNELL 18764 E 17 RD BUFFALO OK 73834- Parcel Location Situs 18764 E 17 RD Subdivision Lot/Block / Parcel Size 42 - Acres Sec/Twn/Rng 4 / 26 / 23 / 1 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO																																																																																																																									
Legal Description Lat/Long: 36.69194717 -99.64994698 SEC.4-26N-23W LOT 2																																																																																																																									
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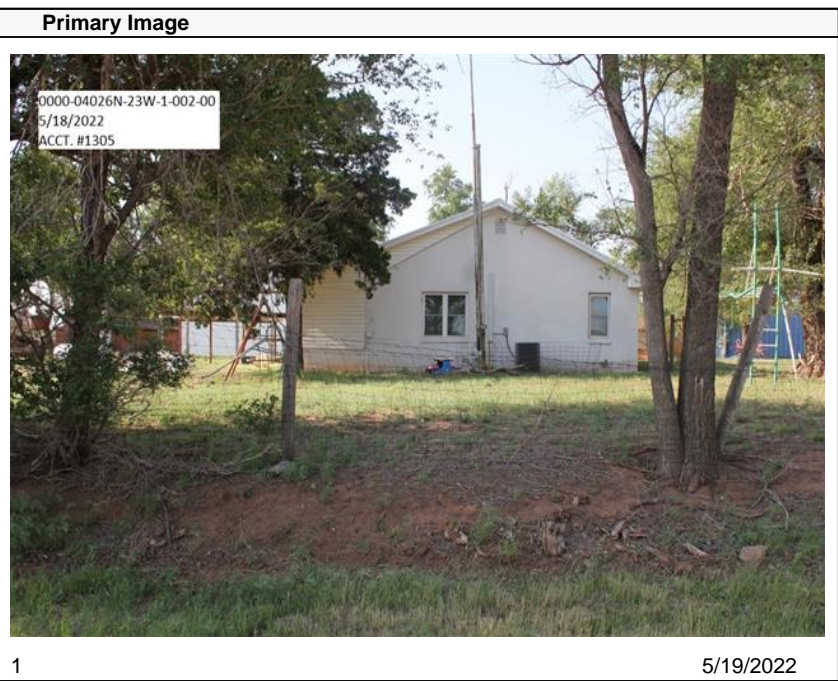
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Lot Data		Acre - HomeSite and Tracts	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	1		
Topography			
Street Access			
Utilities			
Amenities			
Method	Acre		
Base Lot Value	1.00 x 5,000.00 = 5,000		
Factor Value			
Adjustments			
Lot Value	5,000		



1 5/19/2022

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,334 / 1,334
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 103

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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	23,177		
Lot Value	5,000		
Indicated Value	28,177	21.12	Per SqFt
Agland Value	8,280		
Site Improvements	82,152		
Total Value	118,609	88.91	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	75.01	Total Misc Impr	+ 932
Roofing Adj	+ 3.90	Garage Cost	+ 932
Subfloor Adj	+ 1.96	Total RCN	= 115,883
Heat/Cool Adj	+ 1.40	Depreciation (80%)	- 92,706
Plumbing Adj	+ 3.89	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 23,177
Adj Base Cost	= 86.17	Lot Value	+ 5,000
Total Area	x 1,334	Indicated Value	= 28,177
Adjusted Cost	= 114,951	Value Per SqFt	21.12

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Raised Slab Porch - Open	446	3x3		9	8.72		78
PATO	Raised Slab Porch - Open	447	7x4		28	8.72		244
PATO	Slab Porch - Open	448	10x7		70	8.72		610



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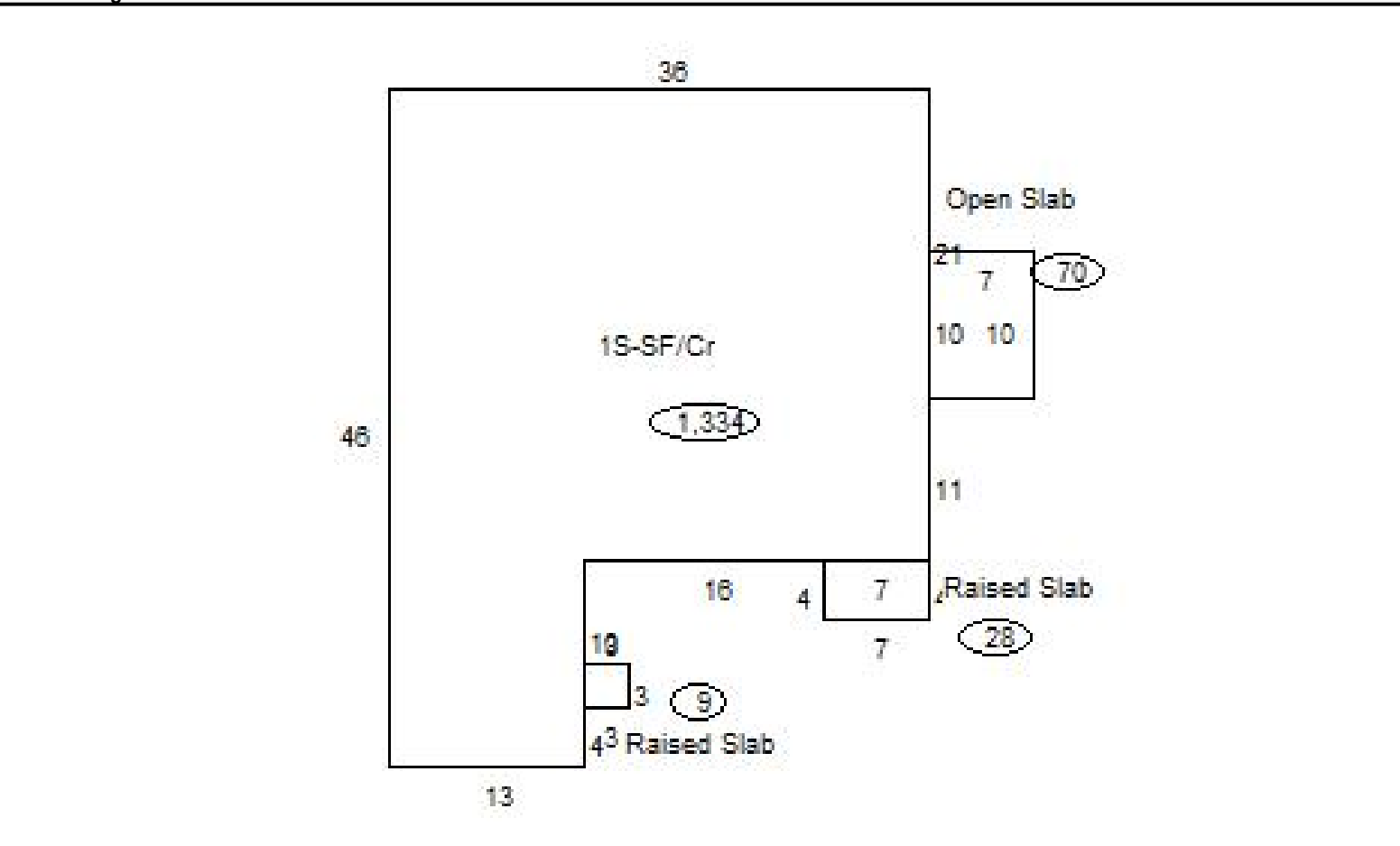
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Sketch Image

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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	1,334	1.000	1,334
2	M	PATO		20	Raised Slab	9	1.000	9
3	M	PATO		20	Raised Slab	28	1.000	28
4	M	PATO		20	Open Slab	70	1.000	70
Total Building Area						1,334		1,334



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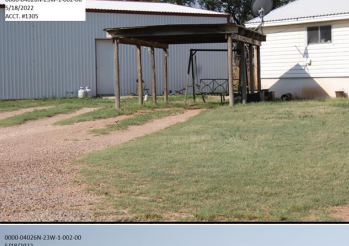

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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GBST	Grain Bin - Storage 400 BU X 2	0x0x0			800
	Qual	3	Cond 3	Year 2020	Eff Age 6	
	Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD
	Base Cost (1.62 x 800)		1,296		1,296	363
	BFT1	Bulk Feed Tank - Single 15 TON	0x0x0			16
	Qual	3	Cond 3	Year 2020	Eff Age 6	
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
	Base Cost (236.24 x 16)		3,780		3,780	1,399
	GBST	Grain Bin - Storage 1,000 BU X 3	0x0x0			3,000
	Qual	3	Cond 3	Year 2017	Eff Age 9	
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (1.62 x 3,000)		4,860		4,860	1,944
	STSL	Storage Tanks - Horizontal(2)	0x0x0			10,000
	Qual	3	Cond 3	Year 2012	Eff Age 14	
	Valuation Summary		Modifier Total	RCN	Depr (44% Phys/ % Func)	RCNLD
	Base Cost (1.28 x 10,000)		12,800		12,800	5,632
	SCTR	Scales - Truck, Concrete Platform	50x12x0			50
	Qual	3	Cond 3	Year 2010	Eff Age 16	
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
	Base Cost (717.92 x 50)		35,896		35,896	13,282
	CPDT	Carport - Detached	20x10x8		Formed Metal	200
	Qual	3	Cond 3	Year 2008	Eff Age 18	
	Valuation Summary		Modifier Total	RCN	Depr (64% Phys/ % Func)	RCNLD
	Base Cost (7.94 x 200)		1,588		1,588	1,016
	BFT1	Bulk Feed Tank - Single 25 TON	0x0x0			25
	Qual	3	Cond 3	Year 2006	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD
	Base Cost (236.24 x 25)		5,906		5,906	4,075



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shipping/Storage Container	40x8x8		Formed Metal	320
	Qual 3	Cond 3	Year 2005	Eff Age 21		
			0			
			0			
Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD	
Base Cost (19.46 x 320)		6,227		6,227	3,798	2,429
	GBST	Grain Bin - Storage 1,000 BU X 3	0x0x0			3,000
	Qual 3	Cond 3	Year 1990	Eff Age 36		
			0			
			0			
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (1.62 x 3,000)		4,860		4,860	3,888	972
	UTIL	Utility Building	60x40x14		Formed Metal	2,400
	Qual 3	Cond 3	Year 1980	Eff Age 46		
			0			
			0			
Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD	
Base Cost (23.07 x 2,400)		55,368		55,368	38,204	17,164
	BNGP	Barn - General Purpose	52x48x8		Formed Metal	2,496
	Qual 3	Cond 3	Year 1980	Eff Age 46		
			0			
			0			
Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD	
Base Cost (16.22 x 2,496)		40,485		40,485	27,935	12,550
	ASC	Awing	60x20x14		Formed Metal	1,200
	Qual 3	Cond 3	Year 1980	Eff Age 35		
			0			
			0			
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (3.94 x 1,200)		4,728		4,728	3,782	946
	CKCP	Chicken Coop	10x32x6		Galvanized Metal	320
	Qual 3	Cond 3	Year 1970	Eff Age 56		
			0			
			0			
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (6.11 x 320)		1,955		1,955	1,564	391
	CKCP	Chicken Coop	10x18x6		Galvanized Metal	180
	Qual 3	Cond 3	Year 1970	Eff Age 56		
			0			
			0			
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (5.54 x 180)		997		997	798	199



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Utility Building	30x50x12		Formed Metal	1,500	
	Qual	3	Cond 3	Year	1970	Eff Age	56
							0
							0
							0
		Valuation Summary	Modifier Total	RCN	Depr (76% Phys/ % Func)	RCNLD	
		Base Cost (25.24 x 1,500)	37,860		37,860	28,774	9,086



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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			1.953	160	160	312	312
CA	CAREY SILT 1-3%	CR	50			17.546	255	255	4,466	4,466
LD	LOAMY ALLUVIAL LAND	NP	33			1.299	106	106	137	137
LD	LOAMY ALLUVIAL LAND	CR	33			.154	168	168	26	26
QA	QUINLAN LOAM	CR	11			.556	56	56	31	31
QA	QUINLAN LOAM	NP	11			1.508	35	35	53	53
W	WATER	CR	0			.515	0	0	0	0
WA	WOODWARD 1-3%	NP	43			1.613	138	138	222	222
WA	WOODWARD 1-3%	CR	43			7.260	219	219	1,589	1,589
WB	WOODWARD 3-8%	CR	33			8.596	168	168	1,444	1,444
CR Totals						41.000			8,280	8,280
Total Agland						41.000			8,280	8,280