



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 300001421 Parcel ID 0000-27-26N-23W-4-002-00 Cadastral ID 0000-26N-23W-27-4-002-00 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 102 - 4R-BUFFALO Name ID 12954 GATES, DANIAL 18901 E 22ND RD LAVERNE OK 73848-0000 Parcel Location Situs 18901 E 22 RD Subdivision Lot/Block / Parcel Size 40 - Acres Sec/Twn/Rng 27 / 26 / 23 / 4 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO					<p>0000-27-26N-23W-4-002-00 5/18/2022 ACCT. #1421</p> <p>HOUSE 5/19/2022</p>														
Legal Description Lat/Long: 36.68001013 -99.65623229																			
SEC 27-26-23 E2E2SE4 BOOK 666 PAGE 837					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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	GATES, DANIAL													
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax										
Remove Cap		Land Value	10,571	10,571	12%	1,269	Assessed	25,648	2,019.52										
Year Frozen		Improvements	256,296	203,158		24,379	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-79.00										
TIF Project ID	0	Total Value	266,867	213,729		25,648	Total Taxable	24,648	1,941.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-300001421	GATES, DANIAL	102	266,867	1000	23,901	1,882.00												
2024	2024-300001421	GATES, DANIAL	102	266,176	1000	23,176	1,887.00												
2023	2023-300001421	GATES, DANIAL	102	229,872	1000	18,383	1,521.00												
2022	2022-300001421	GATES, DANIAL	102	125,640	1000	13,675	1,125.00												
2021	2021-300001421	GATES, DANIAL	102	125,640	1000	13,247	1,094.00												
2020	2020-300001421	GATES, DANIAL	102	125,640	1000	12,832	1,056.00												
2019	2019-0001421	GATES, DANIAL	102	214,886		13,693	1,135.00												
2018	2018-0001421	GATES, DANIAL	102	123,997		11,398	945.00												
2017	2017-0001421	GATES, DANIAL	102	118,818		11,037	918.00												
2016	2016-0001421	GATES, DANIAL	102	103,264		10,687	909.00												
2015	2015-0001421	GATES, DANIAL	102	101,484		10,347	821.00												
2014	2014-0001421	GATES, DANIAL	102	98,466		10,016	803.00												
2013	2013-0001421	GATES, DANIAL	102	100,253		9,695	772.00												



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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		<p>0000-27-26N-23W-4-002-00 5/18/2022 ACCT. #1421</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,124 / 2,124
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,124
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2005 / 21

HOUSE	5/19/2022
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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	72.89	Total Misc Impr	+ 5,852
Roofing Adj	+ 3.53	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 194,803
Heat/Cool Adj	+ 8.78	Depreciation (29%)	- 56,493
Plumbing Adj	+ 3.77	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 138,310
Adj Base Cost	= 88.96	Lot Value	+ 5,000
Total Area	x 2,124	Indicated Value	= 143,310
Adjusted Cost	= 188,951	Value Per SqFt	67.47

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	138,310		
Lot Value	5,000		
Indicated Value	143,310	67.47	Per SqFt
Agland Value	5,571		
Site Improvements	113,654		
Total Value	262,535	123.60	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	Fireplace - Residential 1 Story	0		1	1	3,898.41		3,898
PATO	Patio - Open	477	15x10		150	8.37		1,256
PATO	Raised Slab Porch - Open	8428	10x8		80	8.72		698



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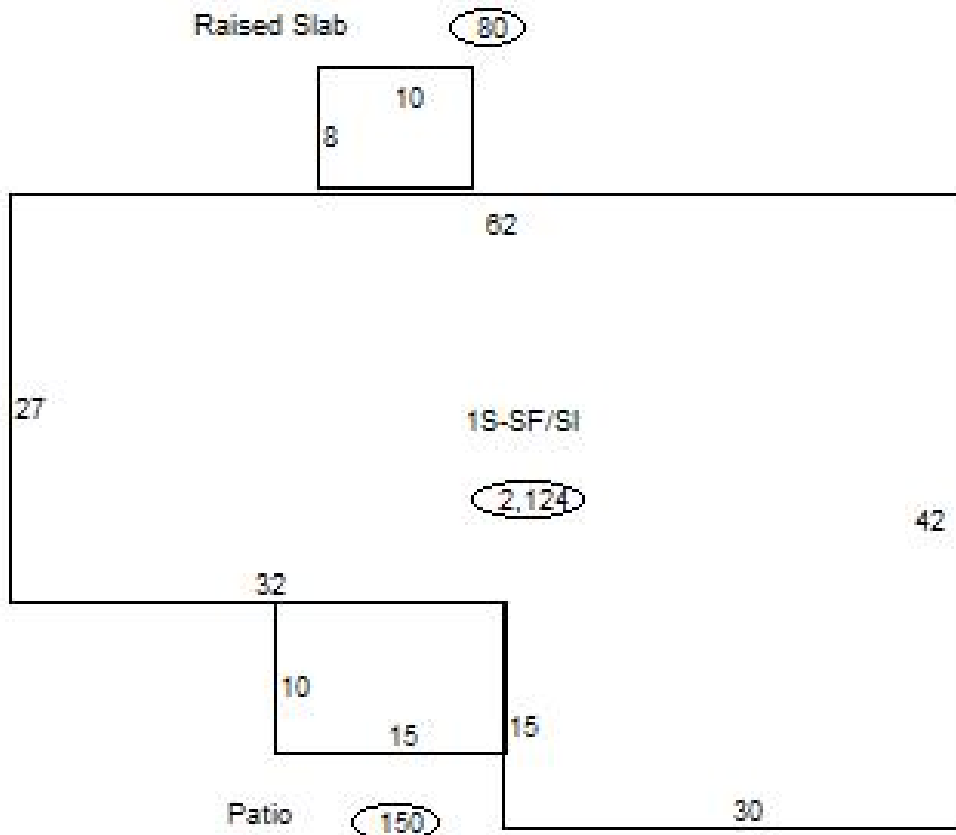
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	2,124	1.000	2,124
2	M	PATO		20	Patio	150	1.000	150
3	M	PATO		20	Raised Slab	80	1.000	80
Total Building Area						2,124		2,124



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / D. GARAGE	30x30x0			900
	Qual	3	Cond 3	Year 2023	Eff Age 3	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (4.10 x 900)		3,690		3,690	554
	UTIL	Utility Building	60x30x14	Dirt	Formed Metal	1,800
	Qual	3	Cond 3	Year 2023	Eff Age 3	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (20.59 x 1,800)		37,062		37,062	1,853
	UTIL	Utility Building	32x23x10	Base	Formed Metal	736
	Qual	4	Cond 4	Year 2022	Eff Age 3	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (31.46 x 736)		23,155		23,155	1,158
	GENR	Generator - Residential Standby	0x0x0			1
	Qual	3	Cond 3	Year 2015	Eff Age 11	
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (2,380.00 x 1)		2,380		2,380	1,190
	MGWH	Worker Housing (Bunk House)	46x18x10	Concrete	Formed Metal	828
	Qual	4	Cond 3.75	Year 2010	Eff Age 14	
	Valuation Summary		Modifier Total	RCN	Depr (33% Phys/ % Func)	RCNLD
	Base Cost (46.67 x 828)		38,643		38,643	12,752
	PATC	Patio - Covered / BUNK HOUSE	46x8x6	Concrete	Formed Metal	368
	Qual	3	Cond 3	Year 2010	Eff Age 16	
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
	Base Cost (12.31 x 368)		4,530		4,530	2,673
	BFT1	Bulk Feed Tank - Single / RED	10x10x18			26
	Qual	3	Cond 3	Year 2006	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD
	Base Cost (236.24 x 26)		6,097		6,097	4,207



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building / 2 GARAGE DOORS	40x30x14	Concrete	Formed Metal	1,200
	Qual	3.5	Cond 3.5	Year 2005	Eff Age 19	
	Valuation Summary Base Cost (29.09 x 1,200) 34,908		Modifier Total	RCN 34,908	Depr (46% Phys/ % Func) 16,058	RCNLD 18,850
	HAYS	Hay Shed Open Sides	60x40x16		Galvanized Metal	2,400
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	Valuation Summary Base Cost (7.57 x 2,400) 18,168		Modifier Total	RCN 18,168	Depr (80% Phys/ % Func) 14,534	RCNLD 3,634



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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
DA	DALHART 1-3%	CR	50			8.865	255	255	2,256	2,256
PA	PRATT BILLOWY	NP	48			4.700	154	154	722	722
PB	PRATT HUMMOCKY	NP	40			4.088	128	128	523	523
PD	PRATT LOAMY HUMMOCKY	NP	31			.455	99	99	45	45
QC	QUINLAN-WDWARD 5-12%	CR	14			7.165	71	71	511	511
QC	QUINLAN-WDWARD 5-12%	NP	14			1.595	45	45	71	71
WB	WOODWARD 3-8%	CR	33			1.400	168	168	235	235
WB	WOODWARD 3-8%	NP	33			4.038	106	106	426	426
WD	WOODWARD-QUINLAN3-8%	CR	23			6.652	117	117	779	779
WD	WOODWARD-QUINLAN3-8%	NP	23			.043	74	74	3	3
NP Totals						39.000			5,571	5,571
Total Agland						39.000			5,571	5,571