



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300001423 <b>Parcel ID</b> 0000-28-26N-23W-2-001-00 <b>Cadastral ID</b> 0000-26N-23W-28-2-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 4 <b>Tax Area</b> 102 - 4R-BUFFALO <b>Name ID</b> 12955 SARABIA, JENARO  PO BOX 15 BUFFALO OK 73834-  <b>Parcel Location</b> <b>Situs</b> 18742 E 21 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 160 - Acres <b>Sec/Twn/Rng</b> 28 / 26 / 23 / 2 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 4-BUFFAL - 4-BUFFALO					<p>0000-28-26N-23W-2-001-00            5/18/2022            ACCT. #1423</p> <p>SHED 5/19/2022</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.75221619 -99.76626808 SEC.28-26-23 NW4 BOOK 750 PAGE 712 BOOK 686 PAGE 849																																																																																																																									
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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>0000-28-26N-23W-2-001-00            5/18/2022            ACCT. #1423</p>

Residential Data	
Type	6 Mobile Home 55 x 25
Condition	4 - Good
Quality	4 - Good
Architecture	DWMH Multi-wide MH
Style	100% Double Wide
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,375 / 1,375
Style	100% Double Wide
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	
Remodel	
Year/Eff Age	2024 / 2

SHEDED	5/19/2022
--------	-----------

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	60.28	Total Misc Impr	+ 4,112
Roofing Adj	+ 3.17	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 109,148
Heat/Cool Adj	+ 3.75	Depreciation ( 4%)	- 4,366
Plumbing Adj	+ 9.19	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 104,782
Adj Base Cost	= 76.39	Lot Value	+ 5,000
Total Area	x 1,375	Indicated Value	= 109,782
Adjusted Cost	= 105,036	Value Per SqFt	79.84

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	104,782		
Lot Value	5,000		
Indicated Value	109,782	79.84	Per SqFt
Agland Value	9,830		
Site Improvements	63,597		
Total Value	183,209	133.24	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	13303	16x10		160	25.70		4,112



Harper

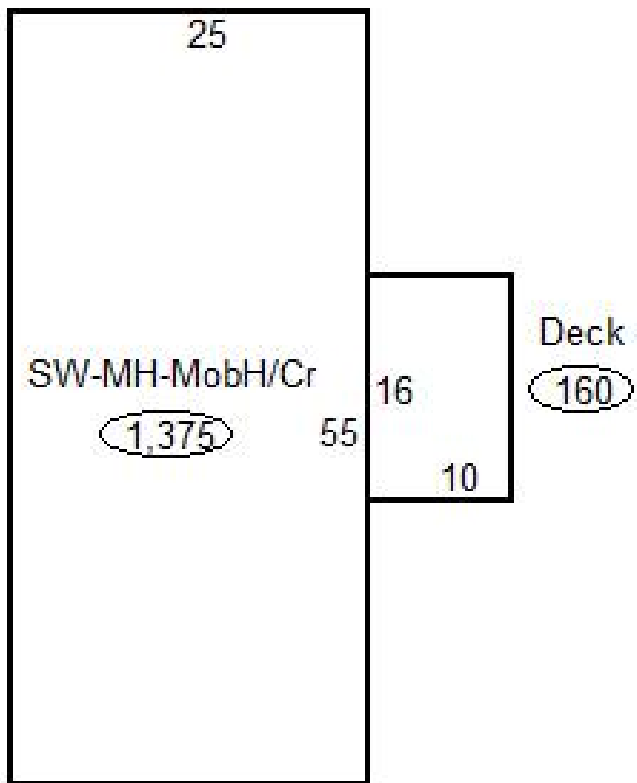
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Sketch Image

300001423



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14	Crawl	20	MobH/Cr	1,375	1.000	1,375
2	M	WODO		20	Deck	160	1.000	160
<b>Total Building Area</b>						<b>1,375</b>		<b>1,375</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete	30x15x0			450
	Qual 3	Cond 3	Year 2023	Eff Age 3		
			0			
			0			
			0			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.17 x 450)		1,877	1,877	282	1,595
	PACN	Paving - Concrete	40x10x0			400
	Qual 3	Cond 3	Year 2023	Eff Age 3		
			0			
			0			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.17 x 400)		1,668	1,668	250	1,418
	UTIL	Utility Building	50x40x14		Formed Metal	2,000
	Qual 4	Cond 4	Year 2023	Eff Age 2		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (3% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (27.72 x 2,000)		55,440	55,440	1,663	53,777
	LOAF	Loafing Shed	30x12x8		Formed Metal	360
	Qual 4	Cond 4	Year 2023	Eff Age 2		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.59 x 360)		2,732	2,732	273	2,459
	ASC	AWNING ON SHED	50x15x14		Formed Metal	750
	Qual 4	Cond 4	Year 2023	Eff Age 2		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (7% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.87 x 750)		3,653	3,653	256	3,397
	CKCP	Chicken Coop	25x12x6		Galvanized Metal	300
	Qual 3	Cond 3	Year 2020	Eff Age 6		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (5.03 x 300)		1,509	1,509	558	951



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### Agland Inventory

300001423

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
PA	PRATT BILLOWY	CR	48			.066	244	244	16	16
PA	PRATT BILLOWY	NP	48			4.750	154	154	730	730
PB	PRATT HUMMOCKY	CR	40			.013	204	204	3	3
PB	PRATT HUMMOCKY	NP	40			1.979	128	128	253	253
PD	PRATT LOAMY HUMMOCKY	NP	31			8.617	99	99	855	855
PD	PRATT LOAMY HUMMOCKY	CR	31			.066	158	158	10	10
QA	QUINLAN LOAM	NP	11			60.333	35	35	2,124	2,124
QC	QUINLAN-WDWARD 5-12%	CR	14			.044	71	71	3	3
QC	QUINLAN-WDWARD 5-12%	NP	14			48.407	45	45	2,169	2,169
WB	WOODWARD 3-8%	NP	33			34.726	106	106	3,667	3,667
<b>NP Totals</b>						159.000			9,830	9,830
<b>Total Agland</b>						159.000			9,830	9,830