



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 300002058 Parcel ID 0000-21-27N-20W-4-001-00 Cadastral ID 0000-27N-20W-21-4-001-00 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 102 - 4R-BUFFALO Name ID 13245 CLARK, GAIL D. 20551 E 15 RD BUFFALO OK 73834-8871 Parcel Location Situs 20551 E 15 RD Subdivision Lot/Block / Parcel Size 160 - Acres Sec/Twn/Rng 21 / 27 / 20 / 4 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO									
Legal Description Lat/Long: 36.59691321 -100.00095134									
SEC.21-27N-20W SE/4 BOOK 778 PAGE 543 WD					Building Permits				
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	No	1,000		778/543	CLARK, ZELMA L.; ETAL	11/13/2023		04
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax
Remove Cap		Land Value	22,682	20,256	12%	2,431	Assessed	7,391	581.97
Year Frozen		Improvements	66,467	36,227		4,347	Penalty	0	
Uncapped Value	0	Mobile Home	51,779	5,105		613	Exemption	0	0.00
TIF Project ID	0	Total Value	140,928	61,588		7,391	Total Taxable	7,391	582.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300002058	CLARK, GAIL D.			102	140,928	0	7,176	565.00
2024	2024-300002058	CLARK, GAIL D.			102	144,083	0	6,966	567.00
2023	2023-300002058	CLARK, ZELMA L., ETAL			102	127,492	1000	5,764	477.00
2022	2022-300002058	CLARK, ZELMA L., ETAL			102	124,546	1000	5,567	458.00
2021	2021-300002058	CLARK, ZELMA L., ETAL			102	114,167	1000	5,376	444.00
2020	2020-300002058	CLARK, ZELMA L., ETAL			102	96,767	1000	5,190	427.00
2019	2019-0002058	CLARK, ZELMA L., ETAL			102	65,939		5,011	415.00
2018	2018-0002058	CLARK, ZELMA L., ETAL			102	65,939		4,835	401.00
2017	2017-0002058	CLARK, ZELMA L., ETAL			102	63,834		4,665	388.00
2016	2016-0002058	CLARK, ZELMA L., ETAL			102	63,834		4,500	383.00
2015	2015-0002058	CLARK, ZELMA L., ETAL			102	58,896		4,340	345.00
2014	2014-0002058	CLARK, ZELMA L., ETAL			102	57,037		4,185	335.00
2013	2013-0002058	CLARK, ZELMA L., ETAL			102	52,907		4,033	321.00



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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		

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,515 / 1,515
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	2 Composition Roll
Area on Slab	0
Fixture/RghIn	9 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	1,515 Total
Garage Type	
Remodel	
Year/Eff Age	1934 / 83

HOUSE	4/30/2024
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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	90.97	Total Misc Impr	+ 3,967
Roofing Adj	+ 4.02	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 201,765
Heat/Cool Adj	+ 2.23	Depreciation (75%)	- 151,324
Plumbing Adj	+ 9.31	Lump Sums	+ 0
Basement Adj	+ 24.04	RCNLD	= 50,441
Adj Base Cost	= 130.56	Lot Value	+ 5,000
Total Area	x 1,515	Indicated Value	= 55,441
Adjusted Cost	= 197,798	Value Per SqFt	36.59

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	50,441		
Lot Value	5,000		
Indicated Value	55,441	36.59	Per SqFt
Agland Value	17,682		
Site Improvements	10,405		
Total Value	83,528	55.13	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	1012	20x4	1934	80	49.59		3,967



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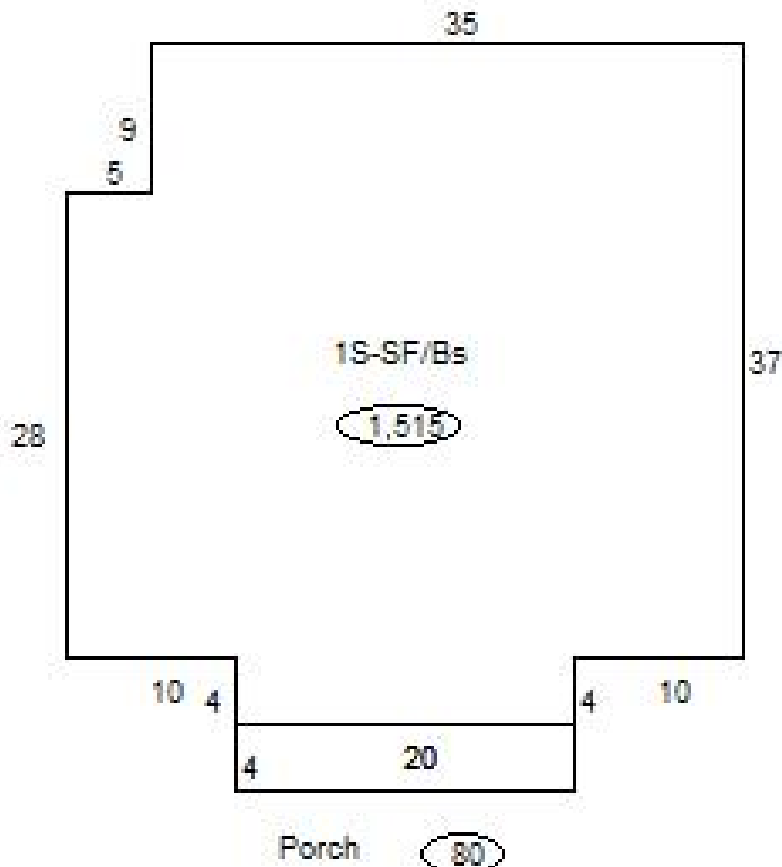
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Basement	20	1S-SF/Bs	1,515	1.000	1,515
2	M	RSPC		20	Porch	80	1.000	80
Total Building Area						1,515		1,515



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed, Metal BY HOUSE REVAL 2019 OLD	25x25x6	Dirt	Galvanized Metal	625
	Qual	1	Cond 1	Year 2000	Eff Age 36	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (6.93 x 625)	4,331		4,331	3,465	866
	LNT0	Open Face Shed OPF SHED	20x40x5	Dirt	Galvanized Metal	800
	Qual	1	Cond 1	Year 2000	Eff Age 36	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (3.98 x 800)	3,184		3,184	2,547	637
	SHDS	Shed, Metal BY HOUSE REVAL 19	24x20x6	Dirt	Galvanized Metal	480
	Qual	1	Cond 1	Year 1997	Eff Age 41	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (7.05 x 480)	3,384		3,384	2,707	677
	SHDS	Shed, Metal NOT LISTED REVAL 19	16x14x6	Plank	Galvanized Metal	224
	Qual	1	Cond 1	Year 1995	Eff Age 43	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (13.52 x 224)	3,028		3,028	2,422	606
	WODO	Wood Deck	16x4x0			64
	Qual	1	Cond 1	Year 1980	Eff Age 64	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (19.63 x 64)	1,256		1,256	1,005	251
	SHDS	MOBILE HOME USED FOR STG 2014	80x14x6	Plank		1,120
	Qual	1	Cond 1	Year 1970	Eff Age 78	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (12.13 x 1,120)	13,586		13,586	10,869	2,717
	GRDT	Garage - Detached	30x40x10	Concrete	Galvanized Metal	1,200
	Qual	1	Cond 1	Year 1960	Eff Age 92	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (19.38 x 1,200)	23,256		23,256	18,605	4,651



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Lot Data		Primary Image						
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities Method Base Lot Value Factor Value Adjustments Lot Value								
Residential Data								
Type 6 Mobile Home 68 x 28 Condition 3 - Average Quality 3 - Average Architecture DWMH Multi-wide MH Style 100% Double Wide Exterior Wall 100% Frame, Siding, Vinyl Base/Total Area 1,904 / 1,904 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 1998 / 28								
Cost Approach		Manual :						
Base Cost	45.65	Total Misc Impr	+ 0					
Roofing Adj	+ 2.14	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 103,749					
Heat/Cool Adj	+ 1.94	Depreciation (52%)	- 53,949					
Plumbing Adj	+ 4.76	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 49,800					
Adj Base Cost	= 54.49	Lot Value	+ 49,800					
Total Area	x 1,904	Indicated Value	= 49,800					
Adjusted Cost	= 103,749	Value Per SqFt	26.16					
Value Reconciliation								
Selected Approach		Cost Approach						
Improvements	49,800							
Lot Value		49,800	26.16 Per SqFt					
Agland Value								
Site Improvements	8,417							
Total Value	58,217	30.58	Total Value Per SqFt					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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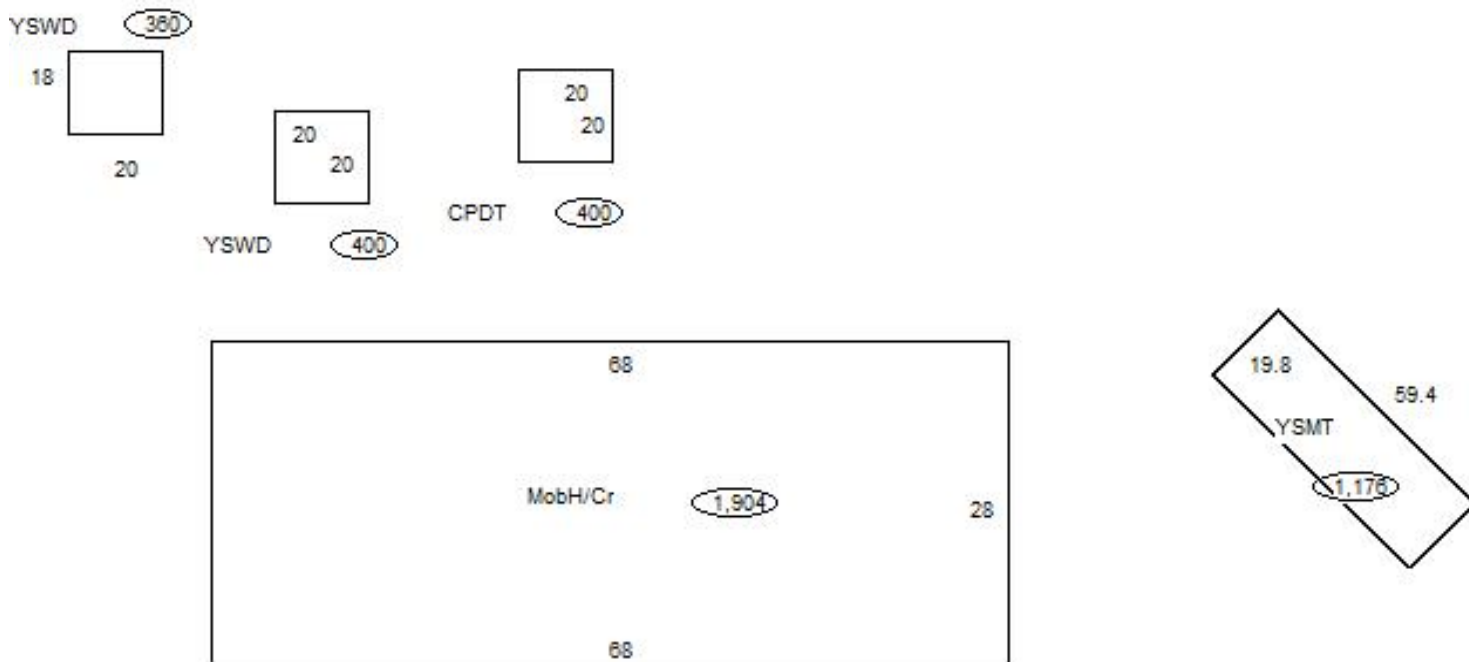
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14	Crawl	20	MobH/Cr	1,904	1.000	1,904
2	O	CPDT		50	CPDT	400	1.000	400
3	O	SHDS		50	YSMT	1,176	1.000	1,176
4	O	SHDS		50	YSWD	360	1.000	360
5	O	SHDS		50	YSWD	400	1.000	400
Total Building Area						1,904		1,904



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	M. Home/House Addon APRIL 2011	20x12x0			400	
	Qual	2	Cond 1	Year 2011	Eff Age 21		
		Valuation Summary	Modifier Total	RCN	Depr (61% Phys/ 0% Func)	RCNLD	
		Base Cost (14.42 x 400)	5,768		5,768	3,518	2,250
	CPDT	Det Gar Msnry Clss D	20x20x0		Dirt Formed Metal	400	
	Qual	3	Cond 3	Year 2010	Eff Age 16		
		Valuation Summary	Modifier Total	RCN	Depr (60% Phys/ 0% Func)	RCNLD	
		Base Cost (6.00 x 400)	2,400		2,400	1,440	960
	SHDS	BEAUTY SHOP/STG STG SHED	20x14x8			360	
	Qual	3	Cond 3	Year 2000	Eff Age 26		
		Valuation Summary	Modifier Total	RCN	Depr (70% Phys/ 0% Func)	RCNLD	
		Base Cost (18.05 x 360)	6,498		6,498	4,549	1,949
	SHDS	MOBILE HOME/STORAGE SW CORNER REV 56-2018	36x20x8			1,176	
	Qual	2	Cond 2	Year 1970	Eff Age 67		
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ 0% Func)	RCNLD	
		Base Cost (13.85 x 1,176)	16,288		16,288	13,030	3,258



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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			10.781	160	160	1,725	1,725
CA	CAREY SILT 1-3%	CR	50			22.572	255	255	5,745	5,745
QA	QUINLAN LOAM	NP	11			38.447	35	35	1,353	1,353
QA	QUINLAN LOAM	CR	11			.682	56	56	38	38
QC	QUINLAN-WDWARD 5-12%	NP	14			18.371	45	45	823	823
QC	QUINLAN-WDWARD 5-12%	CR	14			15.068	71	71	1,074	1,074
WA	WOODWARD 1-3%	NP	43			2.927	138	138	403	403
WA	WOODWARD 1-3%	CR	43			4.342	219	219	950	950
WB	WOODWARD 3-8%	NP	33			33.867	106	106	3,576	3,576
WB	WOODWARD 3-8%	CR	33			11.828	168	168	1,987	1,987
WD	WOODWARD-QUINLAN3-8%	NP	23			.114	74	74	8	8
NP Totals						159.000			17,682	17,682
Total Agland						159.000			17,682	17,682