



# 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> 300002097 <b>Parcel ID</b> 0000-01-27N-21W-4-001-00 <b>Cadastral ID</b> 0000-27N-21W-01-4-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 102 - 4R-BUFFALO <b>Name ID</b> 13250 DIES, GREGORY LEE  20281 E 12 RD BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 127N21W41 <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 160 - Acres <b>Sec/Twn/Rng</b> 1 / 27 / 21 / 4 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 4-BUFFAL - 4-BUFFALO																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.81962084 -99.39420251 SEC.1-27-21 SE4 BOOK 657 PAGE 408										<b>HOUSE</b> 4/30/2024																																																																																																															
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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>0000-01-27N-21W-4-001-00 04/29/24</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	EARTH EARTH SHELTER
Style	100% One Story
Exterior Wall	40% Veneer, Stone 60% Frame, Cement Fiber
Base/Total Area	2,100 / 2,100
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,100
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	300 Built-In Garage
Remodel	
Year/Eff Age	1980 / 46

HOUSE 4/30/2024

### 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		

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	112,313		
Lot Value	5,000		
Indicated Value	117,313	55.86	Per SqFt
Agland Value	14,372		
Site Improvements	157,746		
Total Value	289,431	137.82	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	86.27	Total Misc Impr	+ 3,535
Roofing Adj	+ 3.71	Garage Cost	+ 8,094
Subfloor Adj	+ -1.81	Total RCN	= 229,210
Heat/Cool Adj	+ 10.77	Depreciation ( 51%)	- 116,897
Plumbing Adj	+ 4.67	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 112,313
Adj Base Cost	= 103.61	Lot Value	+ 5,000
Total Area	x 2,100	Indicated Value	= 117,313
Adjusted Cost	= 217,581	Value Per SqFt	55.86

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	11728	40x6	1980	240	14.73		3,535



Harper

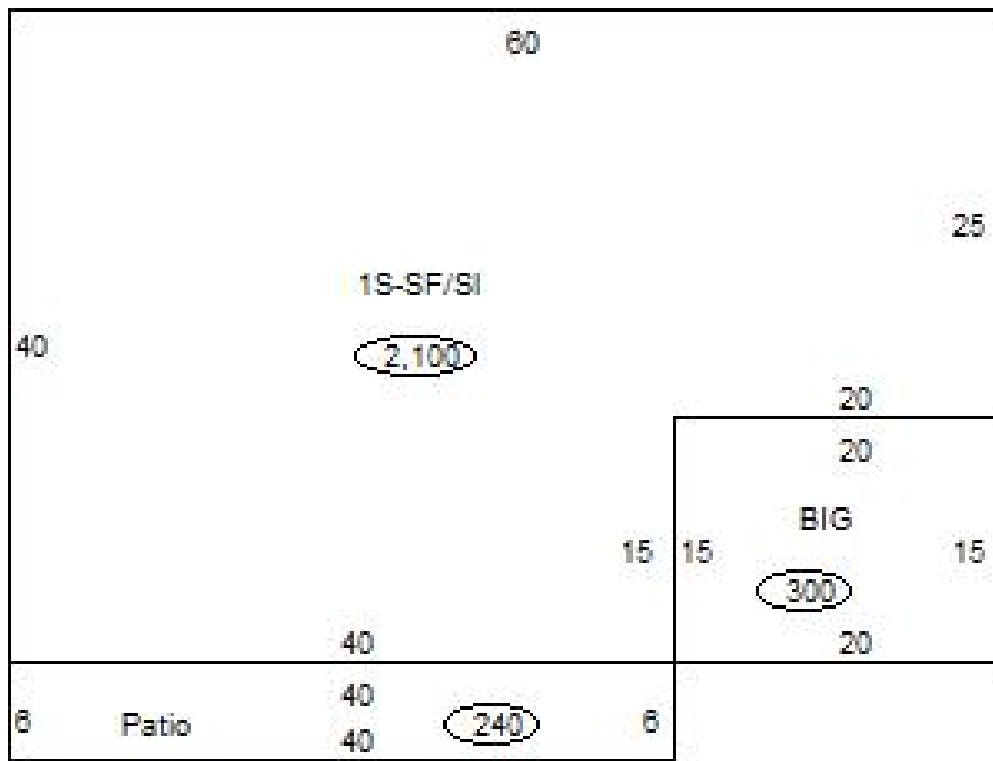
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Sketch Image

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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	2,100	1.000	2,100
2	G	8		20	BIG	300	1.000	300
3	M	PATC		20	Patio	240	1.000	240
<b>Total Building Area</b>						2,100		2,100



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	WHITE SHIPPING CONTAINER	40x8x8		Formed Metal	320	
	Qual	3	Cond 3	Year 2024	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 (19.46 x 320)		6,227		6,227	623	5,604
	SHDS	GREEN SHIPPING CONTAINER N OF HOUSE	40x8x8		Formed Metal	320	
	Qual	3	Cond 3	Year 2024	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 (19.46 x 320)		6,227		6,227	623	5,604
	STSL	Storage Tanks	6.5x6.5x6.5		Invalid Roofing Code	2,039	
	Qual	4	Cond 4	Year 2023	Eff Age 2		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (7% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (3.96 x 2,039)		8,074		8,074	565	7,509
	SHDS	Yard Shed - Metal N OF CHICKEN COOP	10x8x8		Formed Metal	80	
	Qual	3	Cond 3	Year 2017	Eff Age 9		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (26.23 x 80)		2,098		2,098	839	1,259
	CKCP	Chicken Coop	20x20x10		Formed Metal	400	
	Qual	3	Cond 3	Year 2017	Eff Age 9		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (45% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (5.39 x 400)		2,156		2,156	970	1,186
	UTIL	Utility Building	80x40x14	Concrete	Formed Metal	3,200	
	Qual	3	Cond 3	Year 2016	Eff Age 10		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (22.87 x 3,200)		73,184		73,184	14,637	58,547
	GBST	Loafing Shed North OF PENS	60x20x8	Dirt	Formed Metal	1,200	
	Qual	3	Cond 3	Year 2014	Eff Age 12		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (1.62 x 1,200)		1,944		1,944	894	1,050



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BFT1	Bulk Feed Tank - Single	12x12x35			50	
	Qual	3	Cond 3	Year 2005	Eff Age 21		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (71% Phys/ 0% Func)</b>	<b>RCNLD</b>
		Base Cost (236.24 x 50)	11,855		11,855	8,417	3,438
	BFT1	Bulk Feed Tank - Single	11x11x35			72	
	Qual	3	Cond 3	Year 2005	Eff Age 21		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (71% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (236.24 x 72)	16,957		16,957	12,039	4,918
	PACN	Paving - Concrete SLAB N OF HOUSE	26x26x0			676	
	Qual	3	Cond 3	Year 1990	Eff Age 36		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.13 x 676)	2,792		2,792	2,234	558
	UTIL	Utility Building WEST 1 OF 4	60x20x8		Formed Metal	1,200	
	Qual	3	Cond 3	Year 1990	Eff Age 36		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (62% Phys/ 0% Func)</b>	<b>RCNLD</b>
		Base Cost (26.24 x 1,200)	31,488		31,488	19,523	11,965
	UTIL	Utility Building WEST 2 OF 4	42x22x8		Galvanized Metal	924	
	Qual	3	Cond 3	Year 1990	Eff Age 36		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (62% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (25.34 x 924)	23,414		23,414	14,517	8,897
	UTIL	Utility Building WEST 4 OF 4	50x30x12		Formed Metal	1,500	
	Qual	3	Cond 3	Year 1990	Eff Age 36		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (62% Phys/ 0% Func)</b>	<b>RCNLD</b>
		Base Cost (25.24 x 1,500)	37,860		37,860	23,473	14,387
	EQSL	Equipment Shelter	60x30x12		Dirt Formed Metal	1,800	
	Qual	3	Cond 3	Year 1976	Eff Age 50		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (72% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (17.34 x 1,800)	31,212		31,212	22,473	8,739



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Metal BY PENS	10x8x6		Formed Metal	80
	Qual 3	Cond 3	Year 1970	Eff Age	56	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (26.23 x 80)		2,098		2,098		420
	BNGP	Barn - NE Pens	40x40x10	Dirt	Galvanized Metal	1,600
	Qual 3	Cond 3	Year 1970	Eff Age	56	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (76% Phys/ 0% Func)</b>		<b>RCNLD</b>
Base Cost (17.26 x 1,600)		27,616		27,616		6,628
	SHDS	Shed, Metal Middle Pens	20x16x8	Dirt	Formed Metal	320
	Qual 3	Cond 3	Year 1970	Eff Age	56	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (14.46 x 320)		4,627		4,627		925
	SHDS	Yard Shed - Metal NORTH PENS Small	20x14x8		Galvanized Metal	280
	Qual 3	Cond 3	Year 1970	Eff Age	56	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ 0% Func)</b>		<b>RCNLD</b>
Base Cost (17.79 x 280)		4,981		4,981		996
	QUON	Quonset	60x32x16	Dirt	Galvanized Metal	1,920
	Qual 3	Cond 3	Year 1963	Eff Age	63	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ 0% Func)</b>		<b>RCNLD</b>
Base Cost (9.89 x 1,920)		18,989		18,989		3,798
	GBST	Grain Bin - Storage	22x22x20			6,104
	Qual 3	Cond 3	Year 1960	Eff Age	66	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (1.62 x 6,104)		9,889		9,889		1,978
	GBST	Grain Bin - Storage	16x16x13			2,099
	Qual 3	Cond 3	Year 1960	Eff Age	66	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (1.62 x 2,099)		3,400		3,400		680



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed, Metal W of Quonset	18x12x8	Dirt	Galvanized Metal	216	
	Qual	3	Cond 3	Year 1955	Eff Age 71		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (15.40 x 216)		3,326		3,326	2,661	665
	LNT0	Lean To - Attached TO SHED WEST OF QUONSET	18x10x8		Formed Metal	180	
	Qual	3	Cond 3	Year 1955	Eff Age 71		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.06 x 180)		1,271		1,271	1,017	254
	SHDS	OLD WHITE HOUSE	86x26x0		Formed Metal	2,236	
	Qual	3	Cond 3	Year 1940	Eff Age 86		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (17.31 x 2,236)		38,705		38,705	30,964	7,741



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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
CC	COTTONWOOD	NP	5			6.695	16	16	107	107
QA	QUINLAN LOAM	CR	11			18.172	56	56	1,017	1,017
QA	QUINLAN LOAM	NP	11			30.404	35	35	1,070	1,070
QC	QUINLAN-WDWARD 5-12%	CR	14			22.749	71	71	1,621	1,621
QC	QUINLAN-WDWARD 5-12%	NP	14			6.475	45	45	290	290
RD	ROUGH BROKEN LAND	NP	10			5.541	32	32	177	177
WB	WOODWARD 3-8%	CR	33			45.013	168	168	7,561	7,561
WB	WOODWARD 3-8%	NP	33			23.953	106	106	2,529	2,529
<b>NP Totals</b>						159.000			14,372	14,372
<b>Total Agland</b>						159.000			14,372	14,372