



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 06:20:48  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300002116 <b>Parcel ID</b> 0000-06-27N-21W-1-001-00 <b>Cadastral ID</b> 0000-27N-21W-06-1-001-00 <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> 25661 JORDAN, CALVIN  1118 N 197 RD BUFFALO OK 73834-  <b>Parcel Location</b> <b>Situs</b> 1118 N 197 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10 - Acres <b>Sec/Twn/Rng</b> 6 / 27 / 21 / 1 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 4-BUFFAL - 4-BUFFALO																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.84516572 -99.49134465 SEC.6-27N-21W W/2W/2NW/4NW/4 (W/2W/2 OF LOT 4) BOOK 786 PAGE 169 PRIOR:										<b>HOUSE</b> 11/12/2025																																																																																																															
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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>0000-06-27N-21W-1-001-00 06/11/24</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	27% Frame, Siding, Metal 73% Frame, Siding, Wo
Base/Total Area	2,128 / 2,128
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	9 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	1,080 Detached Garage - Unfinished
Remodel	
Year/Eff Age	2011 / 15

HOUSE 6/12/2024

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	

Cost Approach		Manual :	
Base Cost	82.13	Total Misc Impr	+ 14,263
Roofing Adj	+ 4.23	Garage Cost	+ 42,632
Subfloor Adj	+ 0.00	Total RCN	= 279,441
Heat/Cool Adj	+ 12.33	Depreciation ( 16%)	- 44,711
Plumbing Adj	+ 5.89	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 234,730
Adj Base Cost	= 104.58	Lot Value	+ 5,000
Total Area	x 2,128	Indicated Value	= 239,730
Adjusted Cost	= 222,546	Value Per SqFt	112.66

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	234,730		
Lot Value	5,000		
Indicated Value	239,730	112.66	Per SqFt
Agland Value	1,939		
Site Improvements	1,277		
Total Value	242,946	114.17	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	1035	28x12		336	16.30		5,477
WODO	Wood Deck - Open	1036	27x20		540	16.27		8,786



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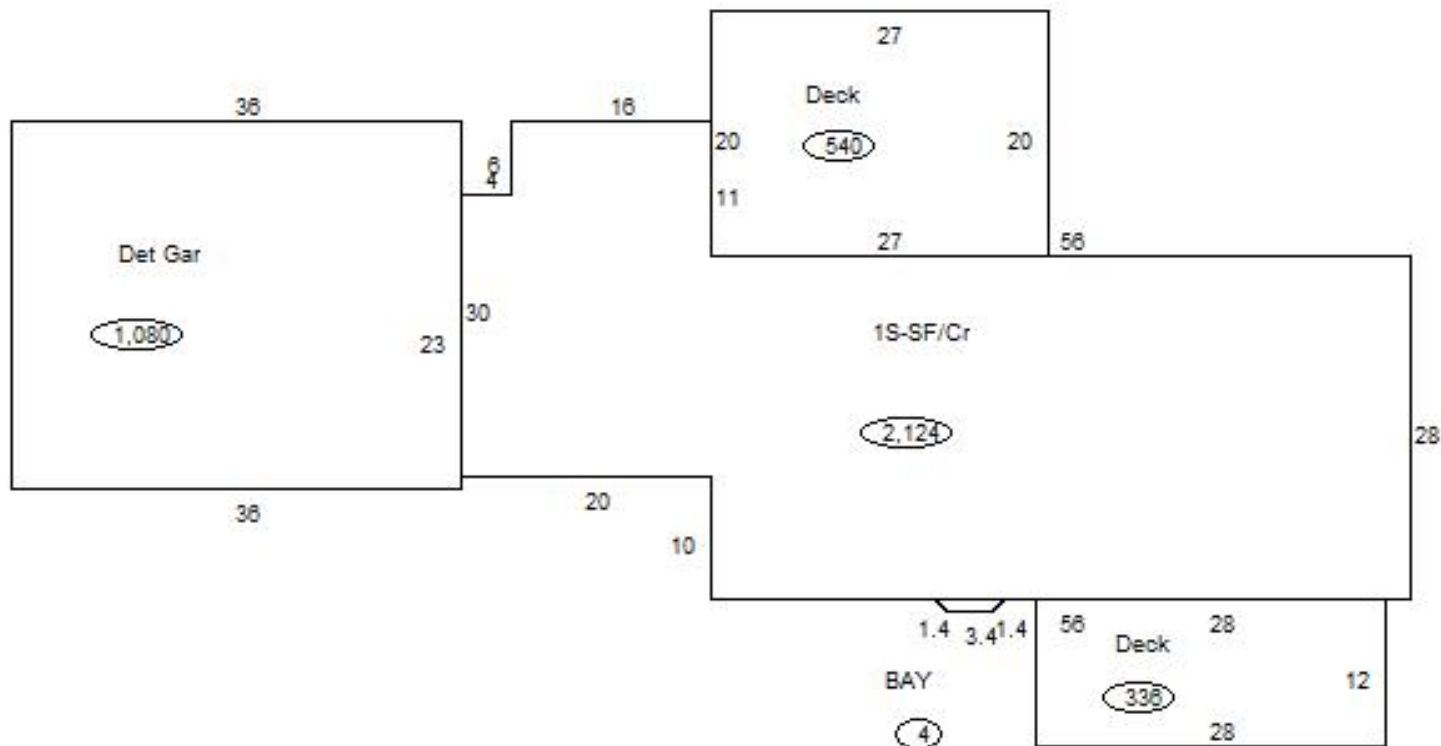
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Sketch Image

300002116



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	2,124	1.000	2,124
2	G	2		20	Det Gar	1,080	1.000	1,080
3	R	1	Crawl	20	BAY	4	1.000	4
4	M	WODO		20	Deck	336	1.000	336
5	M	WODO		20	Deck	540	1.000	540
<b>Total Building Area</b>						2,128		2,128



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPDT	Carport - Detached	20x12x8		Formed Metal	240	
	Qual	3	Cond 3	Year 2000	Eff Age 26		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ 0% Func)</b>	<b>RCNLD</b>	
		Base Cost (7.61 x 240)	1,826		1,826	1,461	365
	SHDS	Shipping/Storage Container	20x8x6		Formed Metal	160	
	Qual	3	Cond 3	Year 1997	Eff Age 29		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (75% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (22.81 x 160)	3,650		3,650	2,738	912



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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		HOUSE	11/12/2025
Adjustments		<b>GRM Approach</b>	
Lot Value		GRM Code	
<b>Residential Data</b>		Gross Rent	
Type	1 Single Family Residence	Indicated Value	
Condition	3 - Average	<b>Multiple Regression</b>	
Quality	3 - Average	MRA Code	
Architecture	MTL METAL HOME	Adusted R	
Style	100% Two Story	Indicated Value	
Exterior Wall	100% Frame, Siding, Metal	<b>Direct Comparables</b>	
Base/Total Area	3,000 / 6,000	Selection Model DEFAULT DEFAULT SELECTION MODEL	
Style	100% Two Story	Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE	
HVAC	100% Warmed & Cooled Air	Comparables	
Roof Cover	4 Metal, Preformed	Indicated Value	
Area on Slab	3,000	<b>Value Reconciliation</b>	
Fixture/RghIn	8 /	Selected Approach Cost Approach	
Bed/F/H Bath	4 / 2.0 /	Improvements 239,461	
Basement Area		Lot Value	
Garage Type		Indicated Value 239,461 39.91 Per SqFt	
Remodel		Agland Value	
Year/Eff Age	2025 / 1	Site Improvements 1,411	
<b>Cost Approach</b>		Total Value 240,872 40.15 Total Value Per SqFt	
Manual :			
Base Cost	60.16	Total Misc Impr	+ 41,261
Roofing Adj	+ 2.04	Garage Cost	+ 41,261
Subfloor Adj	+ -0.85	Total RCN	= 483,761
Heat/Cool Adj	+ 10.77	Depreciation ( 1%)	- 4,838
Plumbing Adj	+ 1.63	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 478,923
Adj Base Cost	= 73.75	Lot Value	+ 478,923
Total Area	x 6,000	Indicated Value	= 478,923
Adjusted Cost	= 442,500	Value Per SqFt	79.82
<b>Miscellaneous Improvements</b>			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value
PATC	Patio - Covered	13598	3216 3,216 12.83 41,261



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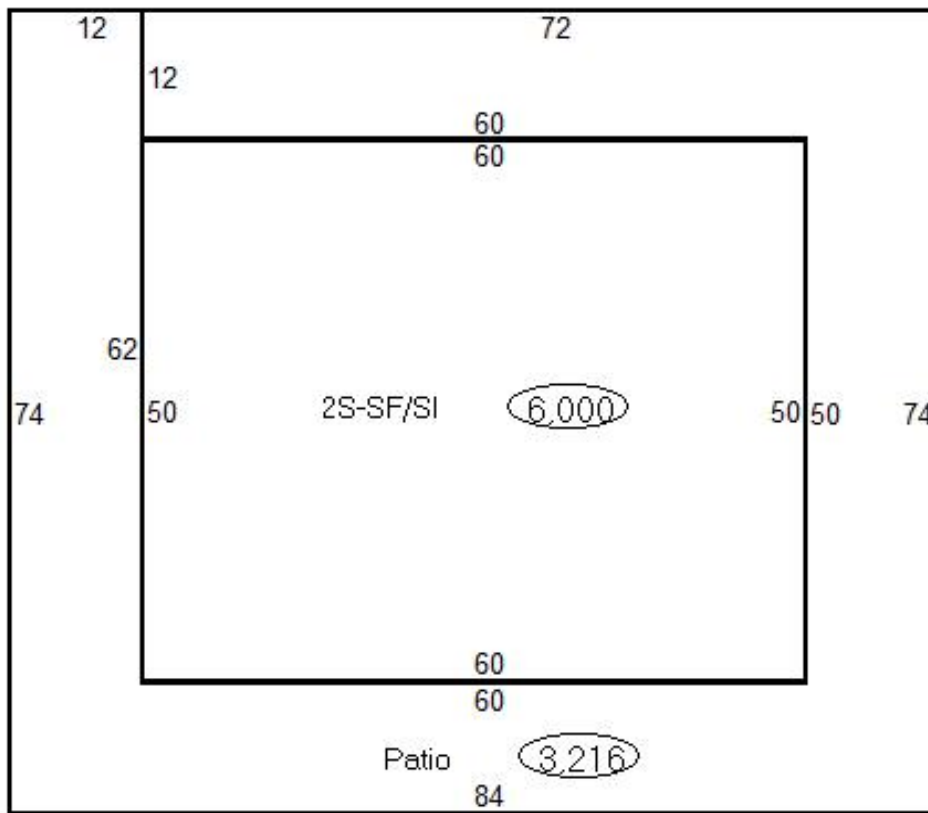
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	20	2S-SF/SI	3,000	2.000	6,000
2	M	PATC		20	Patio	3,216	1.000	3,216
<b>Total Building Area</b>						<b>3,000</b>		<b>6,000</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / AC UNTIS	10x5x0	Concrete		50
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2025	<b>Eff Age</b> 1		

Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
Base Cost (7.79 x 50)	390		390	20	370

SHDS	Shed - Small / SHIPPING CONTAINER	20x8x6	Base	Formed Metal	160
<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2000	<b>Eff Age</b> 26		

Valuation Summary	Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD	
Base Cost (21.68 x 160)	3,469		3,469	2,428	1,041



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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%	NP	50			1.864	160	160	298	298
DA	DALHART 1-3%	CR	50			2.475	255	255	630	630
PA	PRATT BILLOWY	CR	48			3.921	244	244	958	958
QC	QUINLAN-WDWARD 5-12%	CR	14			.741	71	71	53	53
<b>CR Totals</b>						9.000			1,939	1,939
<b>Total Agland</b>						9.000			1,939	1,939