




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:21:56  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300002194 <b>Parcel ID</b> 0000-29-27N-21W-3-001-00 <b>Cadastral ID</b> 0000-27N-21W-29-3-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 1 <b>Tax Area</b> 102 - 4R-BUFFALO <b>Name ID</b> 24730 IMMELL, DAVID & MICHAEL IMMELL  PO BOX 234 1276 N. 190 RD BUFFALO OK 73834-  <b>Parcel Location</b> <b>Situs</b> 2927N21W31 <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 158 - Acres <b>Sec/Twn/Rng</b> 29 / 27 / 21 / 3 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 4-BUFFAL - 4-BUFFALO					 <p>0000-29-27N-21W-3-001-00 01/26/23</p> <p>0000-29-27N-21W-3-001-00_001.JPG 1/26/2023</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.74269089 -99.52587204 SEC. 29-27-21 SW4 LESS 2 ACRES BOOK 762 PAGE 525																																																																																																																									
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Date 02/06/2026  
 Time 06:21:56  
 Page 2

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>0000-29-27N-21W-3-001-00 01/26/23</p> <p>0000-29-27N-21W-3-001-00_001.JPG 1/26/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,080 / 1,080
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 103

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	77.99	Total Misc Impr	+ 4,200
Roofing Adj	+ 3.54	Garage Cost	+ 0
Subfloor Adj	+ 2.07	Total RCN	= 109,154
Heat/Cool Adj	+ 8.78	Depreciation ( 80%)	- 87,323
Plumbing Adj	+ 4.81	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 21,831
Adj Base Cost	= 97.18	Lot Value	+ 5,000
Total Area	x 1,080	Indicated Value	= 26,831
Adjusted Cost	= 104,954	Value Per SqFt	24.84

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	21,831		
Lot Value	5,000		
Indicated Value	26,831	24.84	Per SqFt
Agland Value	15,998		
Site Improvements	34,787		
Total Value	77,616	71.87	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	1064	16x8		128	31.45		4,026
PATO	Slab Porch - Open	1065	5x4		20	8.72		174



Harper

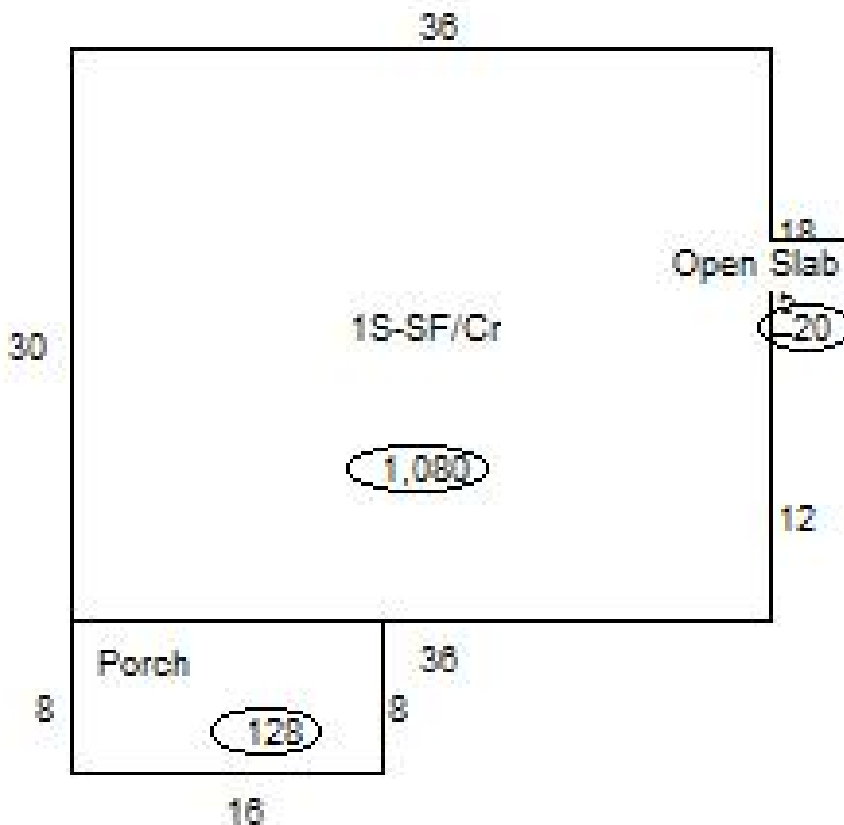
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Date 02/06/2026  
 Time 06:21:56  
 Page 3

Sketch Image

300002194



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,080	1.000	1,080
2	M	RSPC		20	Porch	128	1.000	128
3	M	PATO		20	Open Slab	20	1.000	20
<b>Total Building Area</b>						1,080		1,080



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Date 02/06/2026

Time 06:21:56

Page 4

300002194

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPDT	Carport - Detached	20x16x8		Formed Metal	320	
	Qual	3	Cond 3	Year 2000	Eff Age 26		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (7.94 x 320)		2,541		2,541	2,033	508
	GRDT	Garage - Detached	20x16x8		Formed Metal	320	
	Qual	3	Cond 3	Year 2000	Eff Age 26		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (54% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (39.75 x 320)		12,720		12,720	6,869	5,851
	UTIL	Utility Building	50x52x12	Concrete	Formed Metal	2,600	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (69% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (22.28 x 2,600)		57,928		57,928	39,970	17,958
	LOAF	Loafing Shed	26x24x12		Galvanized Metal	624	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (5.65 x 624)		3,526		3,526	2,821	705
	SHDS	Shed - Small	20x22x8		Formed Metal	440	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (18.35 x 440)		8,074		8,074	6,459	1,615
	GBST	Grain Bin - Storage 1,500 BU	0x0x0			1,500	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	<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 1,500)		2,430		2,430	1,944	486
	UTIL	Utility Building	40x30x12		Formed Metal	1,200	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (76% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (26.61 x 1,200)		31,932		31,932	24,268	7,664



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Date 02/06/2026  
Time 06:21:56  
Page 5

### Agland Inventory

300002194

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			.591	160	160	95	95
LD	LOAMY ALLUVIAL LAND	NP	33			24.861	106	106	2,625	2,625
QA	QUINLAN LOAM	NP	11			45.570	35	35	1,604	1,604
QA	QUINLAN LOAM	CR	11			3.801	56	56	213	213
QC	QUINLAN-WDWARD 5-12%	CR	14			7.400	71	71	527	527
QC	QUINLAN-WDWARD 5-12%	NP	14			12.425	45	45	557	557
SA	ST.PAUL 0-1%	NP	60			7.672	192	192	1,473	1,473
SA	ST.PAUL 0-1%	CR	60			15.558	305	305	4,752	4,752
WB	WOODWARD 3-8%	CR	33			10.658	168	168	1,790	1,790
WB	WOODWARD 3-8%	NP	33			8.350	106	106	882	882
WD	WOODWARD-QUINLAN3-8%	NP	23			20.112	74	74	1,480	1,480
<b>NP Totals</b>						157.000			15,998	15,998
<b>Total Agland</b>						157.000			15,998	15,998