



# 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> 300002197 <b>Parcel ID</b> 0000-30-27N-21W-2-002-00 <b>Cadastral ID</b> 0000-27N-21W-30-2-002-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 1 <b>Tax Area</b> 102 - 4R-BUFFALO <b>Name ID</b> 13294 HURST, RICHARD W. & BETTY J. HURST  1538 N 197 RD BUFFALO OK 73834-8803  <b>Parcel Location</b> <b>Situs</b> 01538 197 RD N <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 8.99 - Acres <b>Sec/Twn/Rng</b> 30 / 27 / 21 / 2 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 4-BUFFAL - 4-BUFFALO					<p>0000-30-27N-21W-2-002-00_004.JPG 1/26/2023</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.75022702 -99.49781709 SEC. 30-27-21 TRACT IN SWNW 8.9998 AC. BOOK 546 PAGE 117																																																																																																																									
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 8.99 Topography Street Access Utilities Amenities  Method Acre Base Lot Value 8.99 x 1,222.80 = 10,993 Factor Value Adjustments Lot Value 10,993		 <p>0000-30-27N-21W-2-002-00 01/26/23</p>

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,988 / 1,988
Style	100% One Story
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	PARTIAL -
Year/Eff Age	1965 / 60

0000-30-27N-21W-2-002-00\_004.JPG 1/26/2023

### 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		

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	62,495		
Lot Value	10,993		
Indicated Value	73,488	36.97	Per SqFt
Agland Value			
Site Improvements	24,065		
Total Value	97,553	49.07	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	74.28	Total Misc Impr	+ 6,702
Roofing Adj	+ 3.04	Garage Cost	+ 0
Subfloor Adj	+ 1.77	Total RCN	= 189,379
Heat/Cool Adj	+ 8.78	Depreciation ( 67%)	- 126,884
Plumbing Adj	+ 4.01	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 62,495
Adj Base Cost	= 91.89	Lot Value	+ 10,993
Total Area	x 1,988	Indicated Value	= 73,488
Adjusted Cost	= 182,677	Value Per SqFt	36.97

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	1067	18x12		216	31.03		6,702



Harper

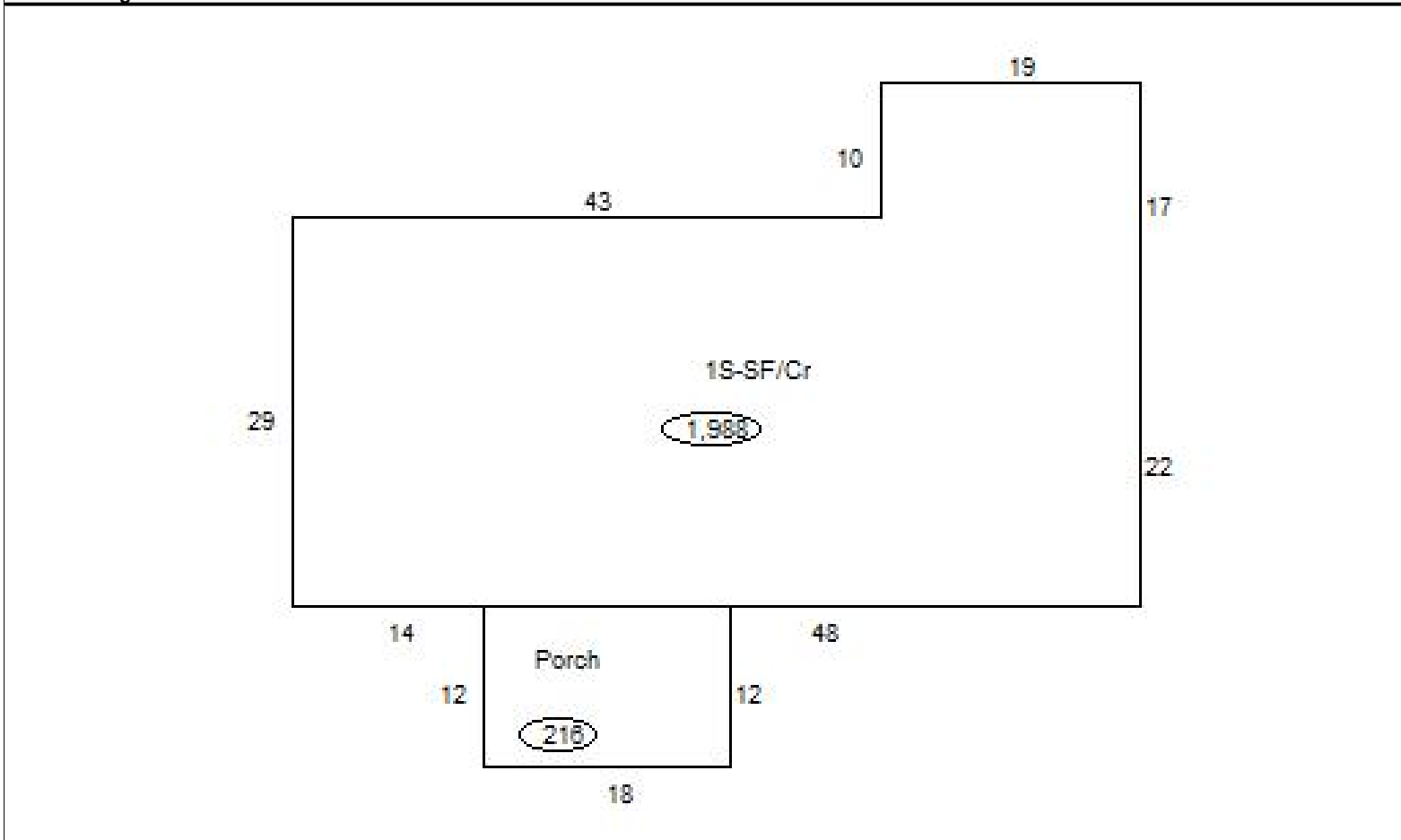
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Sketch Image

300002197



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,988	1.000	1,988
2	M	RSPC		20	Porch	216	1.000	216
<b>Total Building Area</b>						1,988		1,988



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LNTO	Lean To - Attached	16x6x8		Galvanized Metal	96
	Qual	3	Cond 3	Year 2016	Eff Age 10	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (47% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (6.98 x 96)		670		670 315	355
	SHDS	Yard Shed - Wood	16x8x8		Composition Shingle	128
	Qual	3	Cond 3	Year 2016	Eff Age 10	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (42% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (22.38 x 128)		2,865		2,865 1,203	1,662
	PERG	Pergola	17x12x0			204
	Qual	3	Cond 3	Year 2014	Eff Age 9	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (22% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (12.75 x 204)		2,601		2,601 572	2,029
	PATC	Patio - Covered	10x12x6			120
	Qual	3	Cond 3	Year 2006	Eff Age 20	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (65% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (16.84 x 120)		2,021		2,021 1,314	707
	SHDS	Shed - Small	35x20x8		Galvanized Metal	700
	Qual	3	Cond 3	Year 1985	Eff Age 41	
	<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 700)		12,117		12,117 9,694	2,423
	UTIL	Utility Building	40x60x12		Formed Metal	2,400
	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 (22.70 x 2,400)		54,480		54,480 37,591	16,889