



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:22:33  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300002236 <b>Parcel ID</b> 0000-06-27N-22W-1-004-00 <b>Cadastral ID</b> 0000-27N-22W-06-1-004-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 102 - 4R-BUFFALO <b>Name ID</b> 13310 RICHARD, BENJAMIN K.  RR 2, BOX 11 B BUFFALO OK 73834-9609  <b>Parcel Location</b> <b>Situs</b> 19154 US 64 HWY <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 3 - Acres <b>Sec/Twn/Rng</b> 6 / 27 / 22 / 1 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 4-BUFFAL - 4-BUFFALO																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.84322538 -99.62321919 SEC.6-27-22 TRACT IN LOT 2										<b>HOUSE</b> 5/9/2024																																																																																																															
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 3 Topography Street Access Utilities Amenities  Method Acre Base Lot Value 3.00 x 2,166.67 = 6,500 Factor Value Adjustments Lot Value 6,500		

Residential Data	
Type	6 Mobile Home 30 x 30
Condition	4 - Good
Quality	4 - Good
Architecture	
Style	100% Double Wide
Exterior Wall	100% Aluminum Lap
Base/Total Area	1,440 / 1,440
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1988 / 30

HOUSE	5/9/2024
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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	57.15	Total Misc Impr	+ 5,512
Roofing Adj	+ 3.15	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 110,142
Heat/Cool Adj	+ 3.58	Depreciation ( 54%)	- 59,477
Plumbing Adj	+ 8.78	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 50,665
Adj Base Cost	= 72.66	Lot Value	+ 6,500
Total Area	x 1,440	Indicated Value	= 57,165
Adjusted Cost	= 104,630	Value Per SqFt	39.70

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	50,665		
Lot Value	6,500		
Indicated Value	57,165	39.70	Per SqFt
Agland Value			
Site Improvements	2,776		
Total Value	59,941	41.63	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	1079	14x12		168	17.24		2,896
EPSW	Enclosed Porch - Solid Wall	1080	8x7		56	46.71		2,616



Harper

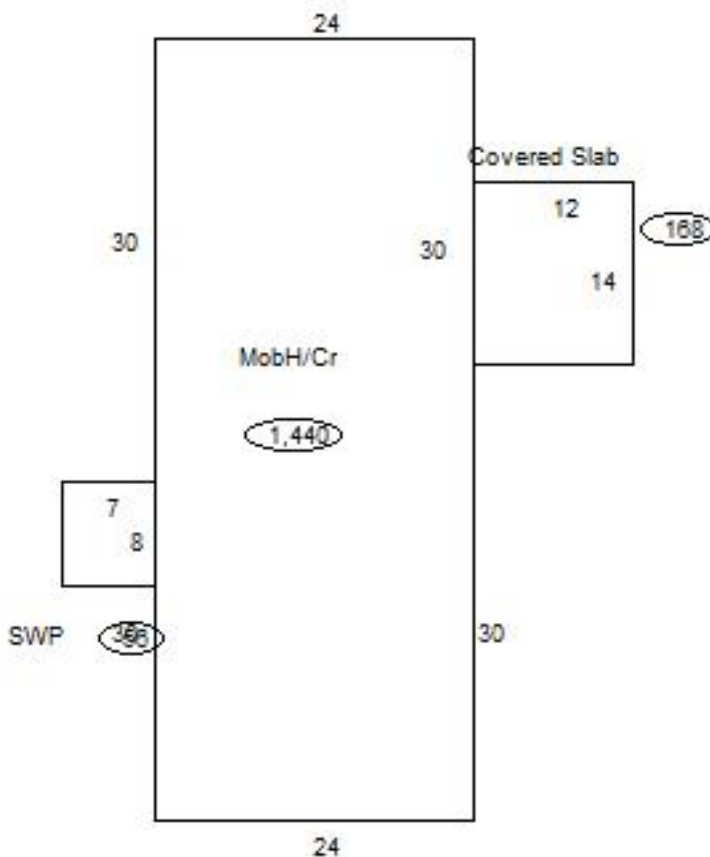
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Sketch Image

300002236



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	Covered Slab	168	1.000	168
2	M	EPSW		20	SWP	56	1.000	56
3	R	14	Crawl	20	MobH/Cr	1,440	1.000	1,440
<b>Total Building Area</b>						1,440		1,440



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	CONTAINER 2016	20x8x8	Dirt	Formed Metal	160
	Qual	3	Cond 4	Year 2016	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (18.57 x 160)		2,971	2,971	1,099	1,872
	LOAF	Open Face Shed	40x16x6	Dirt	Galvanized Metal	640
	Qual	3	Cond 4	Year 1990	Eff Age 29	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (75% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (5.65 x 640)		3,616	3,616	2,712	904