



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:22:38  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300002243 <b>Parcel ID</b> 0000-06-27N-22W-3-001-00 <b>Cadastral ID</b> 0000-27N-22W-06-3-001-00 <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> 24903 REGIER, SARA ELIZABETH & JOHN FREDERICK SUTHERS  16012 TALL GRASS DR. OKLAHOMA CITY OK 73170-  <b>Parcel Location</b> <b>Situs</b> 00704 E BRULE ST <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 11.72 - Acres <b>Sec/Twn/Rng</b> 6 / 27 / 22 / 3 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 4-BUFFAL - 4-BUFFALO					<p>HOUSE 5/9/2024</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.87477576 -99.60929888 SEC.6-27-22 TRACT IN SW4 BOOK 780 PAGE 188																																																																																																																									
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Date 02/06/2026  
 Time 06:22:38  
 Page 2

Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 10 Topography Street Access Utilities Amenities  Method Acre Base Lot Value 10.00 x 1,175.00 = 11,750 Factor Value Adjustments Lot Value 11,750		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Masonry, Brick/Stone
Base/Total Area	2,655 / 2,655
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	12 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	650 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 48

HOUSE	5/9/2024
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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	

Cost Approach		Manual :	
Base Cost	87.96	Total Misc Impr	+ 10,171
Roofing Adj	+ 5.35	Garage Cost	+ 25,520
Subfloor Adj	+ 0.00	Total RCN	= 338,812
Heat/Cool Adj	+ 13.89	Depreciation ( 53%)	- 179,571
Plumbing Adj	+ 6.97	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 159,241
Adj Base Cost	= 114.17	Lot Value	+ 11,750
Total Area	x 2,655	Indicated Value	= 170,991
Adjusted Cost	= 303,121	Value Per SqFt	64.40

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	159,241		
Lot Value	11,750		
Indicated Value	170,991	64.40	Per SqFt
Agland Value	555		
Site Improvements	23,380		
Total Value	194,926	73.42	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1	1	6,170.47		6,170
PATO	Slab Porch - Open	1095	20x10		200	11.27		2,254
PATO	Slab Porch - Open	1096	9x5		45	12.25		551
PRCH	Slab Porch - Covered	1097	8x4		32	28.19		902
PATO	Slab Porch - Open	1099	8x3		24	12.25		294



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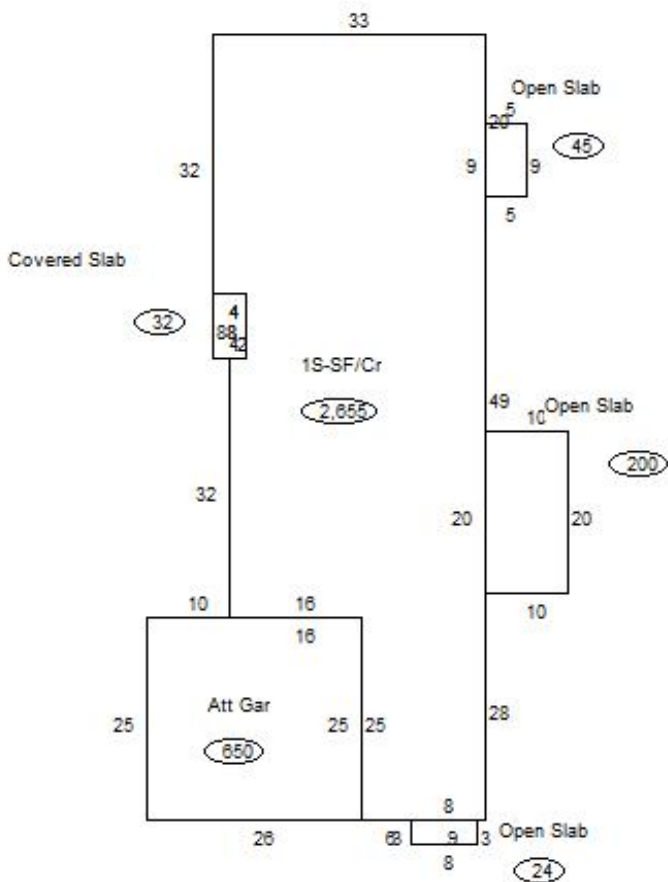
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Date 02/06/2026  
 Time 06:22:38  
 Page 3

### Sketch Image

300002243



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	25	1S-SF/Cr	2,655	1.000	2,655
2	M	PATO		25	Open Slab	200	1.000	200
3	M	PATO		25	Open Slab	45	1.000	45
4	M	PRCH		25	Covered Slab	32	1.000	32
5	G	1		25	Att Gar	650	1.000	650
6	M	PATO		25	Open Slab	24	1.000	24
<b>Total Building Area</b>						2,655		2,655



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Date 02/06/2026  
Time 06:22:38  
Page 4

300002243

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPRV	Carport RV - 2016	40x18x16		Formed Metal	720	
	Qual	3	Cond 3	Year 2016	Eff Age 10		
				0			
				0			
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (47% Phys/ % Func)</b>		<b>RCNLD</b>	
Base Cost (10.17 x 720)		7,322		7,322	3,441	3,881	
	GRNR	Greenhouse PRE-FAB SHED	36x12x8		Formed Metal	432	
	Qual	3	Cond 3	Year 2010	Eff Age 12		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (31% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (3.09 x 432)		1,335		1,335	414	921
	GBST	Grain Bin - Storage 1,000 BU	20x20x4			1,009	
	Qual	2	Cond 2	Year 2008	Eff Age 22		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (63% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (1.44 x 1,009)		1,453		1,453	915	538
	LOAF	Loafing Shed	18x10x8		Galvanized Metal	180	
	Qual	3	Cond 3	Year 1991	Eff Age 35		
	<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 180)		1,017		1,017	814	203
	UTIL	Utility Bldg PRE-FAB SHED	60x40x10		Formed Metal	2,400	
	Qual	2.5	Cond 2.5	Year 1986	Eff Age 44		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (67% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (21.85 x 2,400)		52,440		52,440	35,135	17,305
	LOAF	Open Face Shed	22x24x8		Galvanized Metal	528	
	Qual	2	Cond 2	Year 1985	Eff Age 49		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (5.04 x 528)		2,661		2,661	2,129	532



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Time 06:22:38  
Page 5

### Agland Inventory

300002243

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			.454	160	160	73	73
WB	WOODWARD 3-8%	NP	33			4.241	106	106	448	448
WD	WOODWARD-QUINLAN3-8%	NP	23			.462	74	74	34	34
<b>NP Totals</b>						5.157			555	555
<b>Total Agland</b>						5.157			555	555