



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image									
Account	300002258													
Parcel ID	0000-08-27N-22W-4-001-00													
Cadastral ID	0000-27N-22W-08-4-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area 2												
Tax Area	102 - 4R-BUFFALO													
Name ID	25868													
BARTH, JIMMY C. & NANCY C. BARTH REV TRUST														
19253 E 13 RD BUFFALO OK 73834-														
Parcel Location														
Situs	827N22W41													
Subdivision														
Lot/Block	/	Parcel Size	80 - Acres											
Sec/Twn/Rng	8 / 27 / 22 / 4													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.87231168 -99.87708130														
SEC.8-27-22 S2SE4 BOOK 626 PAGE 220														
Building Permits														
<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					794/571	BARTH, JIMMY C., ETAL	12/17/2025	0	04					
					626/220	CARMICHAEL, JOHN B	05/18/2007	280,000	MQ					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap	0	Land Value	10,793	10,793	12%	1,295	Assessed	41,324	3,253.85					
Year Frozen		Improvements	333,579	333,579		40,029	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-79.00					
TIF Project ID	0	Total Value	344,372	344,372		41,324	Total Taxable	40,324	3,175.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300002258	BARTH, JIMMY C. &	102	344,372	1000	40,155	3,162.00							
2024	2024-300002258	BARTH, JIMMY C. &	102	368,276	1000	38,956	3,172.00							
2023	2023-300002258	BARTH, JIMMY C. &	102	323,272	1000	37,792	3,126.00							
2022	2022-300002258	BARTH, JIMMY C. &	102	318,856	1000	37,263	3,065.00							
2021	2021-300002258	BARTH, JIMMY C. AND	102	309,669	1000	36,160	2,985.00							
2020	2020-300002258	BARTH, JIMMY C. AND	102	309,669	1000	36,160	2,976.00							
2019	2019-0002258	BARTH, JIMMY C. AND	102	334,579		37,269	3,089.00							
2018	2018-0002258	BARTH, JIMMY C. AND	102	331,925		35,527	2,946.00							
2017	2017-0002258	BARTH, JIMMY C. AND	102	314,875		34,463	2,865.00							
2016	2016-0002258	BARTH, JIMMY C. AND	102	317,401		33,431	2,845.00							
2015	2015-0002258	BARTH, JIMMY C. AND	102	307,832		32,428	2,574.00							
2014	2014-0002258	BARTH, JIMMY C. AND	102	249,285		26,299	2,107.00							
2013	2013-0002258	BARTH, JIMMY C. AND	102	251,328		25,504	2,031.00							



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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		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,590 / 2,590
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	2,214 Total, 2,214 Minimum
Garage Type	621 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2010 / 16

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	81.13	Total Misc Impr	+ 4,783
Roofing Adj	+ 4.37	Garage Cost	+ 16,089
Subfloor Adj	+ 0.00	Total RCN	= 344,234
Heat/Cool Adj	+ 10.77	Depreciation ( 17%)	- 58,520
Plumbing Adj	+ 3.78	Lump Sums	+ 0
Basement Adj	+ 24.79	RCNLD	= 285,714
Adj Base Cost	= 124.85	Lot Value	+ 5,000
Total Area	x 2,590	Indicated Value	= 290,714
Adjusted Cost	= 323,362	Value Per SqFt	112.24

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	285,714		
Lot Value	5,000		
Indicated Value	290,714	112.24	Per SqFt
Agland Value	5,793		
Site Improvements	58,174		
Total Value	354,681	136.94	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Frm Cls A	0	1	1	1	4,783.32		4,783



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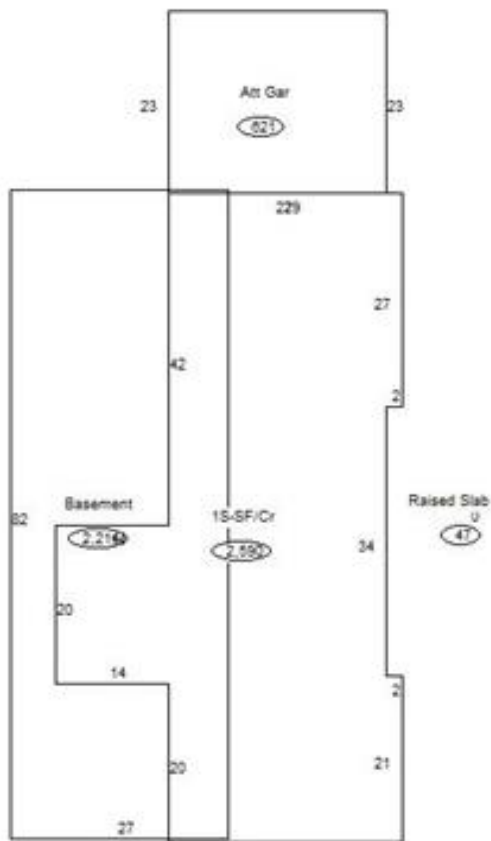
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	B			20	Basement	2,214	1.000	2,214
2	R	1	Crawl	20	1S-SF/Cr	2,590	1.000	2,590
3	G	1		20	Att Gar	621	1.000	621
4	M	RSPO		20	Raised Slab	47	1.000	47
<b>Total Building Area</b>						<b>2,590</b>		<b>2,590</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BFT1	Bulk Feed Tank - Single 20 ton	10x10x14			20
	Qual	3	Cond 4	Year 2019	Eff Age 6	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (236.24 x 20)	4,741		4,741	1,754	2,987
	UTIL	Utility Building	40x32x10		Formed Metal	1,280
	Qual	3	Cond 3	Year 2017	Eff Age 9	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (17% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (25.87 x 1,280)	33,114		33,114	5,629	27,485
	PACN	Paving - Concrete Drive	25x22x0			550
	Qual	3	Cond 4	Year 2014	Eff Age 10	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (57% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.15 x 550)	2,283		2,283	1,301	982
	ASC	Awning/Breezeway to Shed	8x4x0			32
	Qual	3	Cond 4	Year 2014	Eff Age 7	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (28% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (3.88 x 32)	124		124	35	89
	SHDS	Yard Shed - Metal	14x12x8		Formed Metal	168
	Qual	3	Cond 4	Year 2014	Eff Age 10	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (42% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (21.51 x 168)	3,614		3,614	1,518	2,096
	SHDS	Shed - Small	26x16x8		Formed Metal	416
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (17.98 x 416)	7,480		7,480	5,984	1,496
	BNFD	Bulk Storage Building/old Elevator	60x30x14		Formed Metal	1,800
	Qual	3	Cond 3	Year 1960	Eff Age 66	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (17.75 x 1,800)	31,950		31,950	25,560	6,390



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
 <p>0000-08-27N-22W-4-001-00 2258 10/20/2020</p>	UTIL	3 Door Galv Metal Sheds	70x60x12		Formed Metal	4,200
	Qual	2	Cond 2	Year	Eff Age	79
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ 0% Func)</b>	<b>RCNLD</b>
		Base Cost (19.82 x 4,200)	83,244	83,244	66,595	16,649



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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
QA	QUINLAN LOAM	NP	11			8.191	35	35	288	288
QC	QUINLAN-WDWARD 5-12%	NP	14			42.153	45	45	1,888	1,888
QC	QUINLAN-WDWARD 5-12%	CR	14			7.702	71	71	549	549
WA	WOODWARD 1-3%	NP	43			9.253	138	138	1,273	1,273
WA	WOODWARD 1-3%	CR	43			4.475	219	219	979	979
WB	WOODWARD 3-8%	CR	33			.851	168	168	143	143
WB	WOODWARD 3-8%	NP	33			6.375	106	106	673	673
<b>NP Totals</b>						79.000			5,793	5,793
<b>Total Agland</b>						79.000			5,793	5,793