



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 300002273 Parcel ID 0000-11-27N-22W-4-001-00 Cadastral ID 0000-27N-22W-11-4-001-00 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 102 - 4R-BUFFALO Name ID 13327 BLASDEL, BRAD WAYNE REV. TRUST (1/2) AND KANDI KAY BLASDEL REV. TRUST (1/2) 1280 CATTLE ON RD BUFFALO OK 73834-0000 Parcel Location Situs 01280 196 RD N Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 11 / 27 / 22 / 4 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO					<p>0000-11-27N-22W-4-001-00 05/07/24</p>																																																																																																																				
HOUSE / PORCH 5/9/2024																																																																																																																									
Legal Description Lat/Long: 36.92821881 -99.57008060 SEC.11-27N-22W 10 A. TRACT IN W/2SE/4 BOOK 786 PAGE 162					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																																																																																																											
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Lot Data	Acres - 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>0000-11-27N-22W-4-001-00 05/07/24</p>

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	86% 1 1/2 Story Finished 14% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,360 / 1,904
Style	86% 1 1/2 Story Finished - 14% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	9 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1941 / 77

HOUSE / PORCH 5/9/2024

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	52,523		
Lot Value	5,000		
Indicated Value	57,523	30.21	Per SqFt
Agland Value	1,645		
Site Improvements	153,324		
Total Value	212,492	111.60	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	81.04	Total Misc Impr	+ 13,315
Roofing Adj	+ 3.40	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 210,093
Heat/Cool Adj	+ 12.33	Depreciation (75%)	- 157,570
Plumbing Adj	+ 6.58	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 52,523
Adj Base Cost	= 103.35	Lot Value	+ 5,000
Total Area	x 1,904	Indicated Value	= 57,523
Adjusted Cost	= 196,778	Value Per SqFt	30.21

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Frm Cls A	0		1941	1	5,476.90		5,477
WODO	Wood Deck - Open	1133	364	1980	364	16.29		5,930
PATO	Slab Porch - Open	1135	22x8	1941	176	10.34		1,820
PATO	Slab Porch - Open	1136	4x2	1941	8	11.02		88



Harper

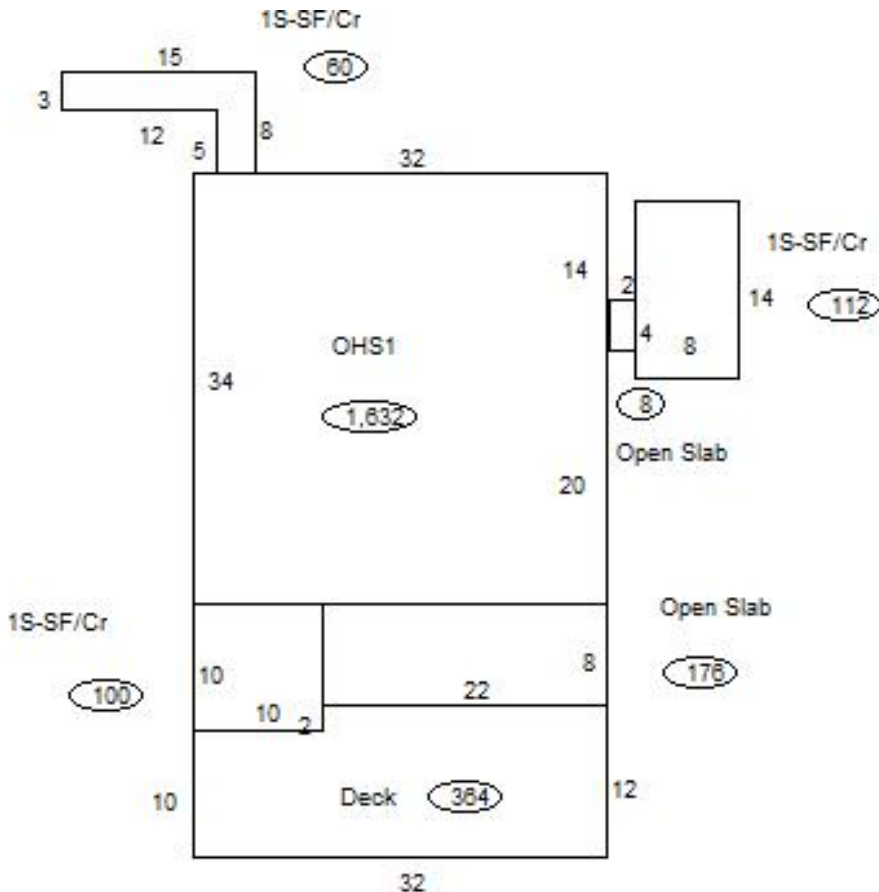
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	WODO		20	Deck	364	1.000	364
2	R	1	Crawl	20	1S-SF/Cr	100	1.000	100
3	M	PATO		20	Open Slab	176	1.000	176
4	M	PATO		20	Open Slab	8	1.000	8
5	R	1	Crawl	20	1S-SF/Cr	112	1.000	112
6	R	5	Crawl	20	OHS1	1,088	1.500	1,632
7	R	1	Crawl	20	1S-SF/Cr	60	1.000	60
Total Building Area						1,360		1,904



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	UTILITY SHED MORTON METAL BARN/SH	100x84x20	Concrete	Formed Metal	8,400
	Qual 3	Cond 3	Year 2013	Eff Age 13		
	Office Finish		Finished Area	Fixture Count		
Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)		RCNLD
Base Cost (22.64 x 8,400)		190,176	2	190,178	53,250	136,928
	PACN	Paving - Concrete / EQ. SHED	24x24x0	Concrete		576
	Qual 3	Cond 3	Year 2013	Eff Age 13		
	Valuation Summary		Modifier Total	RCN	Depr (74% Phys/ % Func)	
Base Cost (4.15 x 576)		2,390		2,390	1,769	621
	GRDT	Garage - Detached	36x30x8	Concrete	Formed Metal	1,050
	Qual 3	Cond 3	Year 1989	Eff Age 37		
	Valuation Summary		Modifier Total	RCN	Depr (63% Phys/ % Func)	
Base Cost (33.14 x 1,050)		34,797		34,797	21,922	12,875
	PACN	Paving - Concrete / GARAGE DRIVEWAY	26x15x0	Concrete		390
	Qual 3	Cond 3	Year 1989	Eff Age 37		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	
Base Cost (4.17 x 390)		1,626		1,626	1,301	325
	SHDS	Shed - Small West of Garage	22x19x6	Concrete	Formed Metal	418
	Qual 3	Cond 3	Year 1941	Eff Age 85		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	
Base Cost (18.48 x 418)		7,725		7,725	6,180	1,545
	SHDS	Shed - Small Backyard West	10x6x5	Concrete	Composition Shingle	60
	Qual 3	Cond 3	Year 1941	Eff Age 85		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	
Base Cost (33.52 x 60)		2,011		2,011	1,609	402
	SHDS	Shed - Small Back Yard East	20x8x6	Dirt		160
	Qual 3	Cond 3	Year 1941	Eff Age 85		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	
Base Cost (19.63 x 160)		3,141		3,141	2,513	628



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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
CA	CAREY SILT 1-3%	CR	50			1.473	255	255	375	375
CA	CAREY SILT 1-3%	NP	50			2.814	160	160	450	450
WA	WOODWARD 1-3%	CR	43			1.889	219	219	414	414
WA	WOODWARD 1-3%	NP	43			2.699	138	138	371	371
YA	YAHOLA FINE SANDY	CR	55			.125	280	280	35	35
CR Totals						9.000			1,645	1,645
Total Agland						9.000			1,645	1,645