



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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 Time 06:23:23  
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Assessment Data					Primary Image														
<b>Account</b> 300002294 <b>Parcel ID</b> 0000-18-27N-22W-2-003-00 <b>Cadastral ID</b> 0000-27N-22W-18-2-003-00 <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> 25601 RIDLEY, BRYSON AND MORGAN RIDLEY  19138 E 13 RD BUFFALO OK 73834-  <b>Parcel Location</b> <b>Situs</b> 19138 E 13 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2 - Acres <b>Sec/Twn/Rng</b> 18 / 27 / 22 / 2 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 4-BUFFAL - 4-BUFFALO					<p>0000-18-27N-22W-2-003-00 05/07/24</p>														
HOUSE 5/9/2024																			
<b>Legal Description</b> Lat/Long: 36.84035299 -99.63370588					<b>Building Permits</b>														
SEC 18-27N-22W 2 ACRE TRACT IN NE4NW4 BOOK 783 PAGE 306					<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															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	783/306	VLK PROPERTIES, LLC	08/01/2024	119,000	Q										
					626/651	BAIR, HELEN ESTATE/B.BAIR	06/15/2007	63,000	Q										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	78.740	<b>Current Tax</b>										
Remove Cap	2025		Land Value	5,750	5,750	12%	690	Assessed	14,280	1,124.41									
Year Frozen			Improvements	113,250	113,250		13,590	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000	-78.00									
TIF Project ID	0		<b>Total Value</b>	119,000	119,000		14,280	<b>Total Taxable</b>	13,280	1,046.00									
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-300002294	RIDLEY, BRYSON AND MORGAN RIDLEY			102	119,000	0	14,280	1,124.00										
2024	2024-300002294	RIDLEY, BRYSON AND MORGAN RIDLEY			102	91,231	0	8,409	685.00										
2023	2023-300002294	VLK PROPERTIES, LLC			102	84,941	0	8,009	663.00										
2022	2022-300002294	VLK PROPERTIES, LLC			102	63,562	0	7,627	627.00										
2021	2021-300002294	VLK PROPERTIES, LLC			102	63,339	0	7,601	628.00										
2020	2020-300002294	VLK PROPERTIES, LLC			102	63,339	0	7,601	625.00										
2019	2019-0002294	VLK PROPERTIES, LLC			102	64,678		7,472	619.00										
2018	2018-0002294	VLK PROPERTIES, L.L.C.			102	67,356		7,255	602.00										
2017	2017-0002294	VLK PROPERTIES, L.L.C.			102	63,854		7,043	586.00										
2016	2016-0002294	VLK PROPERTIES, L.L.C.			102	65,090		6,838	582.00										
2015	2015-0002294	VLK PROPERTIES, L.L.C.			102	56,532		6,639	527.00										
2014	2014-0002294	VLK PROPERTIES, L.L.C.			102	53,716		6,446	517.00										
2013	2013-0002294	VLK PROPERTIES, L.L.C.			102	66,031		7,924	631.00										



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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 2 Topography Street Access Utilities Amenities  Method Acre Base Lot Value 2.00 x 2,875.00 = 5,750 Factor Value Adjustments Lot Value 5,750		

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	2,100 / 2,100
Style	100% 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	600 Attached Garage - Finished
Remodel	
Year/Eff Age	1972 / 49

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	81.77	Total Misc Impr	+ 7,336
Roofing Adj	+ 4.24	Garage Cost	+ 24,444
Subfloor Adj	+ 0.00	Total RCN	= 250,831
Heat/Cool Adj	+ 12.33	Depreciation ( 54%)	- 135,449
Plumbing Adj	+ 5.97	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 115,382
Adj Base Cost	= 104.31	Lot Value	+ 5,750
Total Area	x 2,100	Indicated Value	= 121,132
Adjusted Cost	= 219,051	Value Per SqFt	57.68

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	115,382		
Lot Value	5,750		
Indicated Value	121,132	57.68	Per SqFt
Agland Value			
Site Improvements	251		
Total Value	121,383	57.80	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1972	1	5,476.90		5,477
RSPC	Raised Slab Porch - Covered	1156	7x6	1972	42	44.25		1,859



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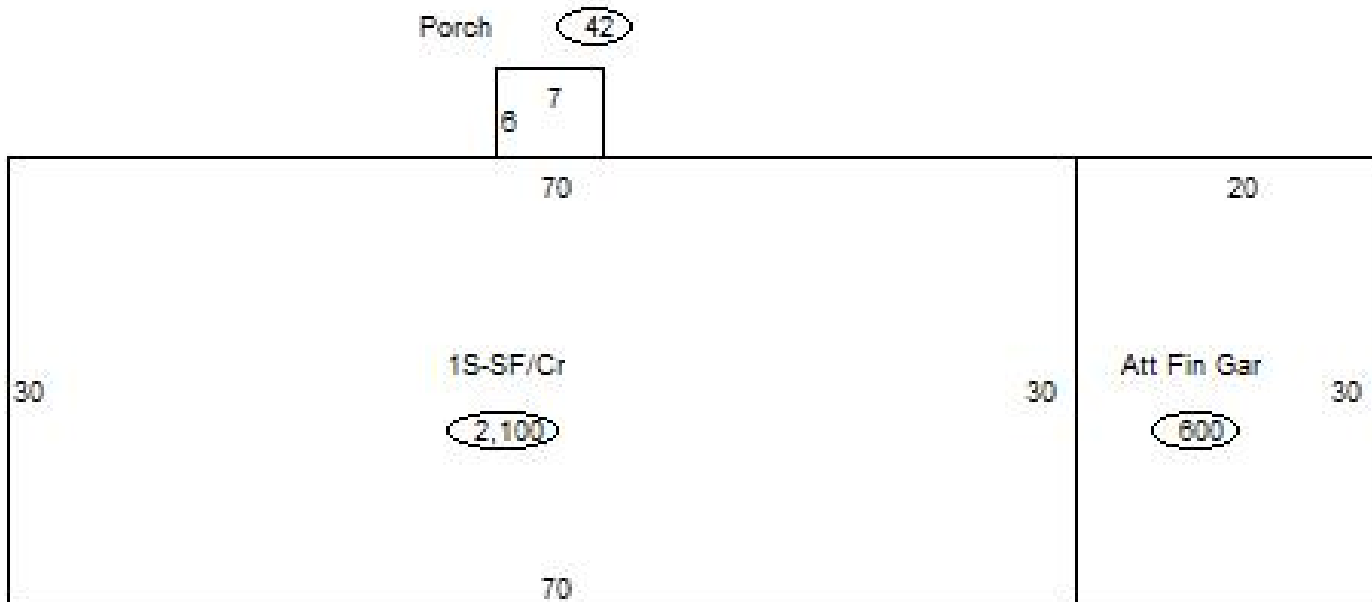
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	2,100	1.000	2,100
2	G	5		20	Att Fin Gar	600	1.000	600
3	M	RSPC		20	Porch	42	1.000	42
<b>Total Building Area</b>						2,100		2,100



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / DRIVEWAY	16x18x0	Concrete		288
	Qual	3	Cond 3	Year 1972	Eff Age 54	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.36 x 288)	1,256		1,256	1,005
						251