



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300002312 <b>Parcel ID</b> 0000-22-27N-22W-1-001-00 <b>Cadastral ID</b> 0000-27N-22W-22-1-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 102 - 4R-BUFFALO <b>Name ID</b> 13349 LEFORCE, RONALD G. & BETH ANN LEFORCE  PO BOX 466 BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 2227N22W11 <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 160 - Acres <b>Sec/Twn/Rng</b> 22 / 27 / 22 / 1 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 4-BUFFAL - 4-BUFFALO																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.80197122 -99.54509906 SEC.22-27-22 W2NE4;E2NW BOOK 652 PAGE 801																																																																																																																									
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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	2,400 / 2,400
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	2,400
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	364 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2011 / 15

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	82.09	Total Misc Impr	+ 24,067
Roofing Adj	+ 4.41	Garage Cost	+ 10,770
Subfloor Adj	+ -1.72	Total RCN	= 273,973
Heat/Cool Adj	+ 10.77	Depreciation ( 16%)	- 43,836
Plumbing Adj	+ 4.08	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 230,137
Adj Base Cost	= 99.64	Lot Value	+ 5,000
Total Area	x 2,400	Indicated Value	= 235,137
Adjusted Cost	= 239,136	Value Per SqFt	97.97

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	230,137		
Lot Value	5,000		
Indicated Value	235,137	97.97	Per SqFt
Agland Value	24,434		
Site Improvements	39,508		
Total Value	299,079	124.62	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		2011	1	4,783.32		4,783
PATC	Patio - Covered	1165	42x12	2011	504	12.83		6,466
PATC	Patio - Covered	7708	20x10	2011	200	15.74		3,148
CPDT	Carport - Detached	11903	50x20	2025	1,000	9.67		9,670



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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	Slab	20	1S-SF/Slab	2,400	1.000	2,400
2	G	1		20	Att Gar	364	1.000	364
3	M	PATC		20	Patio	504	1.000	504
4	M	PATC		20	Patio	200	1.000	200
5	M	CPDT		20	Carport	1,000	1.000	1,000
<b>Total Building Area</b>						<b>2,400</b>		<b>2,400</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
 <p>0000-22-27N-22W-1-001-00 2312 10/08/2020</p>	PACN	Paving - Concrete	17x15x0			255		
	Qual	3	Cond 3	Year 2011	Eff Age 15			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (79% Phys/ % Func)</b>	<b>RCNLD</b>		
		Base Cost (4.84 x 255)	1,234		1,234	975	259	
 <p>0000-22-27N-22W-1-001-00 2312 10/08/2020</p>	PACN	Paving - Concrete Sidewalks	102x3x0			306		
	Qual	3	Cond 3	Year 2011	Eff Age 15			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (79% Phys/ % Func)</b>	<b>RCNLD</b>		
		Base Cost (4.19 x 306)	1,282		1,282	1,013	269	
 <p>0000-22-27N-22W-1-001-00 2312 10/08/2020</p>	PACN	Paving - Concrete Drive on Shed	12x8x0			96		
	Qual	3	Cond 3	Year 2011	Eff Age 15			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (79% Phys/ % Func)</b>	<b>RCNLD</b>		
		Base Cost (7.12 x 96)	684		684	540	144	
 <p>0000-22-27N-22W-1-001-00 2312 10/08/2020</p>	EQSL	Equipment Shelter / LEAN TO	20x48x8	Dirt	Formed Metal	960		
	Qual	3	Cond 3	Year 2011	Eff Age 15			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (34% Phys/ % Func)</b>	<b>RCNLD</b>		
		Base Cost (18.16 x 960)	17,434		17,434	5,928	11,506	
 <p>0000-22-27N-22W-1-001-00 2312 10/08/2020</p>	UTIL	Utility Building	48x32x10	Concrete	Formed Metal	1,536		
	Qual	3	Cond 3	Year 2011	Eff Age 15			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (34% Phys/ % Func)</b>	<b>RCNLD</b>		
		Base Cost (24.76 x 1,536)	38,031		38,031	12,931	25,100	
 <p>0000-22-27N-22W-1-001-00 1/22/2014</p>	LOAF	Loafing Shed / 1/3-Enclosed	36x12x8		Formed Metal	432		
	Qual	3	Cond 3	Year 2011	Eff Age 15			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (51% Phys/ % Func)</b>	<b>RCNLD</b>		
		Base Cost (6.06 x 432)	2,618		1,314	3,932	2,005	1,927
 <p>0000-22-27N-22W-1-001-00</p>	ASC	Awning/Shelter/Carport	15x10x6	Dirt	Formed Metal	150		
	Qual	3	Cond 3	Year 2011	Eff Age 11			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (48% Phys/ % Func)</b>	<b>RCNLD</b>		
		Base Cost (3.88 x 150)	582		582	279	303	



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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%	NP	50			20.513	160	160	3,282	3,282
CA	CAREY SILT 1-3%	CR	50			7.765	255	255	1,976	1,976
LD	LOAMY ALLUVIAL LAND	NP	33			23.889	106	106	2,523	2,523
QA	QUINLAN LOAM	CR	11			4.163	56	56	233	233
QA	QUINLAN LOAM	NP	11			18.447	35	35	649	649
QC	QUINLAN-WDWARD 5-12%	NP	14			.794	45	45	36	36
SA	ST.PAUL 0-1%	CR	60			34.873	305	305	10,650	10,650
SA	ST.PAUL 0-1%	NP	60			6.402	192	192	1,229	1,229
WA	WOODWARD 1-3%	CR	43			.040	219	219	9	9
WB	WOODWARD 3-8%	CR	33			1.787	168	168	300	300
WB	WOODWARD 3-8%	NP	33			18.075	106	106	1,909	1,909
WD	WOODWARD-QUINLAN3-8%	NP	23			22.252	74	74	1,638	1,638
<b>NP Totals</b>						159.000			24,434	24,434
<b>Total Agland</b>						159.000			24,434	24,434