




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	300002332				 <p>0000-27-27N-22W-2-001-00 1/27/2023 ACCT. #2332</p>																			
Parcel ID	0000-27-27N-22W-2-001-00																							
Cadastral ID	0000-27N-22W-27-2-001-00																							
Property Type	REAL - Real Property																							
Property Class	RA	VI Area	1																					
Tax Area	102 - 4R-BUFFALO																							
Name ID	13356																							
KORNELE, KENNETH & BRENDA KORNELE																								
PO BOX 486 BUFFALO OK 73834-0000																								
Parcel Location																								
Situs	2727N22W21																							
Subdivision																								
Lot/Block	/	Parcel Size	160 - Acres																					
Sec/Twn/Rng	27 / 27 / 22 / 2																							
Neighborhood	1000 - COUNTY																							
School District	4-BUFFAL - 4-BUFFALO																							
HOUSE 1/30/2023																								
Legal Description Lat/Long: 36.80421163 -99.49016714																								
SEC.27-27-22 NW4																								
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount															
Number	Description	Opened	Closed	Amount																				
Exemptions																								
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> <td>584/505</td> <td>CATLIN, TOM & JO ANN</td> <td>05/23/2003</td> <td>64,000</td> <td>Q</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	H	Homestead	Yes	1,000	1,000	584/505	CATLIN, TOM & JO ANN	05/23/2003	64,000	Q
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code															
H	Homestead	Yes	1,000	1,000	584/505	CATLIN, TOM & JO ANN	05/23/2003	64,000	Q															
Sale History																								
Parcel Valuation																								
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																
Remove Cap	2020	Land Value	24,785	24,785	12%	2,974	Assessed	30,575	2,407.48															
Year Frozen		Improvements	106,957	106,957		12,835	Penalty	0																
Uncapped Value	0	Mobile Home	123,050	123,050		14,766	Exemption	1,000	-78.00															
TIF Project ID	0	Total Value	254,792	254,792		30,575	Total Taxable	29,575	2,329.00															
Assessment History																								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																	
2025	2025-300002332	KORNELE, KENNETH &	102	254,792	1000	29,520	2,324.00																	
2024	2024-300002332	KORNELE, KENNETH &	102	253,292	1000	28,631	2,331.00																	
2023	2023-300002332	KORNELE, KENNETH &	102	239,738	1000	27,769	2,297.00																	
2022	2022-300002332	KORNELE, KENNETH &	102	239,738	1000	27,769	2,284.00																	
2021	2021-300002332	KORNELE, KENNETH &	102	216,858	1000	25,023	2,066.00																	
2020	2020-300002332	KORNELE, KENNETH &	102	216,858	1000	25,023	2,059.00																	
2019	2019-0002332	KORNELE, KENNETH &	102	217,995		25,158	2,085.00																	
2018	2018-0002332	KORNELE, KENNETH &	102	220,853		25,501	2,115.00																	
2017	2017-0002332	KORNELE, KENNETH &	102	232,069		26,847	2,232.00																	
2016	2016-0002332	KORNELE, KENNETH &	102	236,338		26,848	2,284.00																	
2015	2015-0002332	KORNELE, KENNETH &	102	20,884		2,506	199.00																	
2014	2014-0002332	KORNELE, KENNETH &	102	20,884		2,506	201.00																	
2013	2013-0002332	KORNELE, KENNETH &	102	20,884		2,506	200.00																	



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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		<p>0000-27-27N-22W-2-001-00 1/27/2023 ACCT. #2332</p>

Residential Data	
Type	6 Mobile Home 84 x 32
Condition	3.5 - Average
Quality	3.5 - Average
Architecture	DWMH Multi-wide MH
Style	100% Double Wide
Exterior Wall	100% Lap
Base/Total Area	2,688 / 2,688
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2015 / 10

HOUSE	1/30/2023
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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	47.21	Total Misc Impr	+ 6,503
Roofing Adj	+ 2.37	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 151,279
Heat/Cool Adj	+ 1.65	Depreciation (23%)	- 34,794
Plumbing Adj	+ 2.63	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 116,485
Adj Base Cost	= 53.86	Lot Value	+ 5,000
Total Area	x 2,688	Indicated Value	= 121,485
Adjusted Cost	= 144,776	Value Per SqFt	45.20

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	116,485		
Lot Value	5,000		
Indicated Value	121,485	45.20	Per SqFt
Agland Value	19,785		
Site Improvements	112,208		
Total Value	253,478	94.30	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	1176	24x10		240	19.22		4,613
PATO	Raised Slab Porch - Open	1177	23x8		184	10.27		1,890



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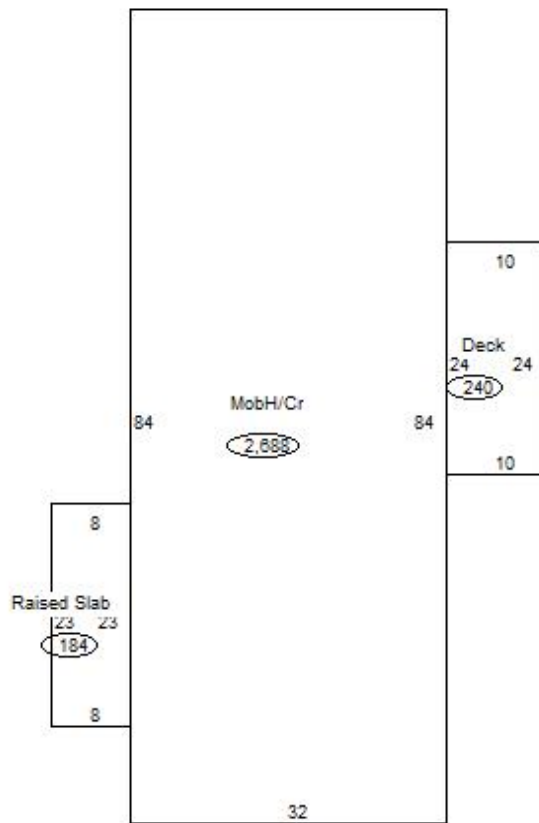
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14	Crawl	20	MobH/Cr	2,688	1.000	2,688
2	M	WODO		20	Deck	240	1.000	240
3	M	PATO		20	Raised Slab	184	1.000	184
Total Building Area						2,688		2,688



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
 <p>0000-27-27N-22W-2-001-00 2332 9/24/2021</p>	STAB	Horse Stable	40x24x18		Galvanized Metal	960
	Qual	3	Cond 3	Year 2022	Eff Age 3	
	Valuation Summary		Modifier Total	RCN	Depr (6% Phys/ % Func)	
Base Cost (32.56 x 960)		31,258		31,258	1,875	29,383
 <p>11-21-2019 0000-27-27N-22W-2-001-00</p>	GRDT	Garage - Detached	30x30x12		Formed Metal	900
	Qual	3	Cond 3	Year 2019	Eff Age 7	
	Valuation Summary		Modifier Total	RCN	Depr (13% Phys/ % Func)	
Base Cost (33.14 x 900)		29,826		29,826	3,877	25,949
 <p>0000-27-27N-22W-2-001-00 2332 9/24/2021</p>	UTIL	Utility Building	60x30x14	Concrete	Formed Metal	1,800
	Qual	3	Cond 3	Year 2019	Eff Age 7	
	Valuation Summary		Modifier Total	RCN	Depr (13% Phys/ % Func)	
Base Cost (24.62 x 1,800)		44,316		44,316	5,761	38,555
 <p>11-21-2019 0000-27-27N-22W-2-001-00 CALF COVER 2019</p>	LNT0	Lean To - Attached	60x15x10		Formed Metal	900
	Qual	3	Cond 3	Year 2019	Eff Age 7	
	Valuation Summary		Modifier Total	RCN	Depr (41% Phys/ % Func)	
Base Cost (5.91 x 900)		5,319		5,319	2,181	3,138
 <p>0000-27-27N-22W-2-001-00 2332 9/24/2021</p>	LOAF	Loafing Shed	16x10x8		Galvanized Metal	160
	Qual	3	Cond 3	Year 2019	Eff Age 7	
	Valuation Summary		Modifier Total	RCN	Depr (32% Phys/ % Func)	
Base Cost (5.65 x 160)		904		904	289	615
	PATC	Patio - Covered	23x12x0			276
	Qual	3	Cond 3	Year 2019	Eff Age 7	
	Valuation Summary		Modifier Total	RCN	Depr (39% Phys/ % Func)	
Base Cost (13.12 x 276)		3,621		3,621	1,412	2,209
 <p>0000-27-27N-22W-2-001-00 SECONDARY 11-21-2019</p>	BNGP	Barn - General Purpose	30x32x14		Composition Shingle	960
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (54% Phys/ % Func)	
Base Cost (20.54 x 960)		19,718	5,769	25,487	13,763	11,724
		Warm & Cooled Air	Total Area 960			5,769
			0			



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LNT0	Lean To - Attached	30x15x10		Galvanized Metal	450
	Qual 3	Cond 3	Year 2000	Eff Age 26		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (7.06 x 450)		3,177		3,177 2,542		635



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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			27.191	255	255	6,920	6,920
CA	CAREY SILT 1-3%	NP	50			2.444	160	160	391	391
LD	LOAMY ALLUVIAL LAND	NP	33			8.015	106	106	846	846
QA	QUINLAN LOAM	CR	11			4.667	56	56	261	261
QA	QUINLAN LOAM	NP	11			25.488	35	35	897	897
QC	QUINLAN-WDWARD 5-12%	CR	14			5.474	71	71	390	390
QC	QUINLAN-WDWARD 5-12%	NP	14			4.404	45	45	197	197
WB	WOODWARD 3-8%	NP	33			10.313	106	106	1,089	1,089
WB	WOODWARD 3-8%	CR	33			21.963	168	168	3,689	3,689
WD	WOODWARD-QUINLAN3-8%	CR	23			34.409	117	117	4,028	4,028
WD	WOODWARD-QUINLAN3-8%	NP	23			14.632	74	74	1,077	1,077
NP Totals						159.000			19,785	19,785
Total Agland						159.000			19,785	19,785