



# 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> 300002372 <b>Parcel ID</b> 0000-34-27N-22W-2-002-00 <b>Cadastral ID</b> 0000-27N-22W-34-2-002-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 1 <b>Tax Area</b> 102 - 4R-BUFFALO <b>Name ID</b> 13366 CATLIN, ROBERT WAYNE  19442 E 16 ROAD BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 3427N22W22 <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 40 - Acres <b>Sec/Twn/Rng</b> 34 / 27 / 22 / 2 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 4-BUFFAL - 4-BUFFALO					<p>0000-34-27N-22W-2-002-00_002.JPG 1/26/2023</p>																																																																																																																			
<b>Legal Description</b> Lat/Long: 36.73361131 -99.57117062 SEC.34-27-22 NE4NW4																																																																																																																								
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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	2.5 - Fair
Quality	2.5 - Fair
Architecture	EARTH EARTH SHELTER
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,908 / 2,908
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,908
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	621 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 51

0000-34-27N-22W-2-002-00	01/26/23
0000-34-27N-22W-2-002-00_002.JPG	1/26/2023

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	76.96	Total Misc Impr	+ 4,466
Roofing Adj	+ 3.25	Garage Cost	+ 13,856
Subfloor Adj	+ -0.85	Total RCN	= 286,381
Heat/Cool Adj	+ 9.78	Depreciation ( 58%)	- 166,101
Plumbing Adj	+ 3.05	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 120,280
Adj Base Cost	= 92.18	Lot Value	+ 5,000
Total Area	x 2,908	Indicated Value	= 125,280
Adjusted Cost	= 268,059	Value Per SqFt	43.08

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	120,280		
Lot Value	5,000		
Indicated Value	125,280	43.08	Per SqFt
Agland Value	4,699		
Site Improvements	327		
Total Value	130,306	44.81	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	1184	364		364	12.27		4,466



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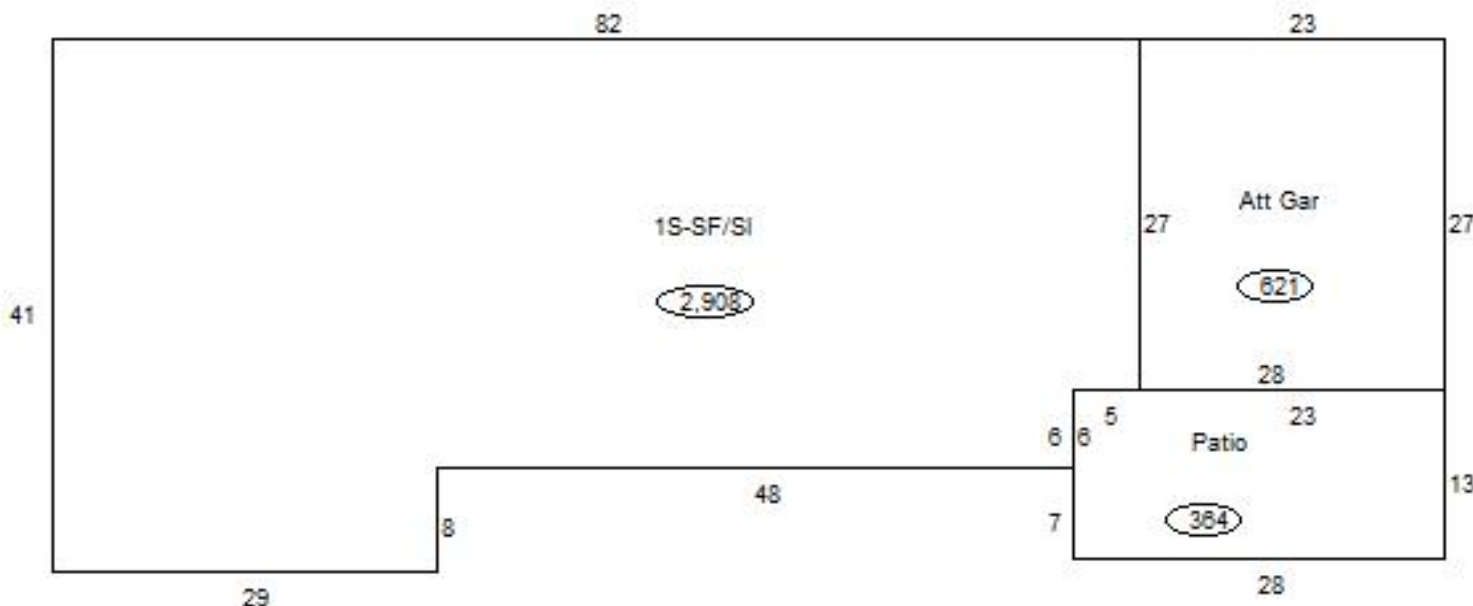
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	2,908	1.000	2,908
2	M	PATC		20	Patio	364	1.000	364
3	G	1		20	Att Gar	621	1.000	621
<b>Total Building Area</b>						2,908		2,908



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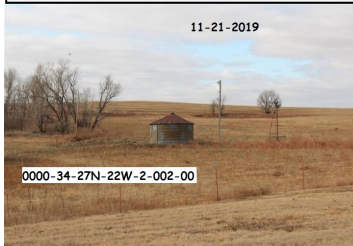
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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
 <p>11-21-2019</p> <p>0000-34-27N-22W-2-002-00</p>	GBST	Grain Bin - Storage	20x20x4	Dirt		1,009
	Qual	3	Cond 3	Year	Eff Age	41
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (1.62 x 1,009)	1,634	1,634	1,307	327



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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			3.938	255	255	1,002	1,002
CA	CAREY SILT 1-3%	NP	50			.231	160	160	37	37
QA	QUINLAN LOAM	NP	11			2.579	35	35	91	91
QA	QUINLAN LOAM	CR	11			14.196	56	56	795	795
WB	WOODWARD 3-8%	NP	33			4.146	106	106	438	438
WB	WOODWARD 3-8%	CR	33			13.910	168	168	2,336	2,336
<b>CR Totals</b>						39.000			4,699	4,699
<b>Total Agland</b>						39.000			4,699	4,699