



# 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	300002377																												
Parcel ID	0000-35-27N-22W-2-001-00																												
Cadastral ID	0000-27N-22W-35-2-001-00																												
Property Type	REAL - Real Property																												
Property Class	RA	VI Area	1																										
Tax Area	102 - 4R-BUFFALO																												
Name ID	13371																												
CATLIN, TOM EDWIN																													
1618 N 195 RD																													
BUFFALO OK 73834-8942																													
Parcel Location					0000-35-27N-22W-2-001-00_001.JPG 1/26/2023																								
Situs	3527N22W21				Building Permits																								
Subdivision					<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" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount															
Number	Description	Opened	Closed	Amount																									
Lot/Block	/	Parcel Size	40 - Acres		<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 colspan="5" rowspan="10"> </td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	H	Homestead	Yes	1,000	1,000					
Code	Type	Active	Maximum	Exemption						Bk/Pg	Grantor	Date	Price	Code															
H	Homestead	Yes	1,000	1,000																									
Sec/Twn/Rng	35 / 27 / 22 / 2																												
Neighborhood	1000 - COUNTY																												
School District	4-BUFFAL - 4-BUFFALO																												
Legal Description					Sale History																								
SEC 35-27-22 NW4NW4 Lat/Long: 36.74293465 -99.48873928																													
Exemptions					Parcel Valuation																								
Code	Type	Active	Maximum	Exemption	Source	REAL	Fair Cash	Capped	Asmnt Level						Assessed	Levy Rate	78.740	Current Tax											
H	Homestead	Yes	1,000	1,000	Remove Cap		Land Value	8,039	8,025						12%	963	Assessed	17,089	1,345.59										
					Year Frozen		Improvements	145,831	134,385							16,126	Penalty	0											
					Uncapped Value	0	Mobile Home	0	0	0	Exemption	1,000	-79.00																
					TIF Project ID	0	Total Value	153,870	142,410	17,089	Total Taxable	16,089	1,267.00																
Assessment History																													
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																						
2025	2025-300002377	CATLIN, TOM EDWIN	102	153,870	1000	15,591	1,228.00																						
2024	2024-300002377	CATLIN, TOM EDWIN	102	163,870	1000	15,109	1,230.00																						
2023	2023-300002377	CATLIN, TOM EDWIN	102	143,693	1000	14,639	1,211.00																						
2022	2022-300002377	CATLIN, TOM EDWIN	102	143,693	1000	14,184	1,167.00																						
2021	2021-300002377	CATLIN, TOM EDWIN	102	143,693	1000	13,742	1,135.00																						
2020	2020-300002377	CATLIN, TOM EDWIN	102	143,693	1000	13,312	1,095.00																						
2019	2019-0002377	CATLIN, TOM EDWIN	102	146,592		12,896	1,069.00																						
2018	2018-0002377	CATLIN, TOM EDWIN	102	151,394		12,491	1,036.00																						
2017	2017-0002377	CATLIN, TOM EDWIN	102	143,637		12,099	1,006.00																						
2016	2016-0002377	CATLIN, TOM EDWIN	102	145,854		11,716	997.00																						
2015	2015-0002377	CATLIN, TOM EDWIN	102	144,093		11,347	901.00																						
2014	2014-0002377	CATLIN, TOM EDWIN	102	138,576		10,986	880.00																						
2013	2013-0002377	CATLIN, TOM EDWIN	102	142,470		10,637	847.00																						



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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0.5 Topography Street Access Utilities Amenities  Method Acre Base Lot Value .50 x 5,000.00 = 2,500 Factor Value Adjustments Lot Value 2,500		

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	EARTH EARTH SHELTER
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,100 / 3,100
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	5 Wood or Shake Shingle
Area on Slab	3,100
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	700 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1983 / 52

0000-35-27N-22W-2-001-00	01/26/23
0000-35-27N-22W-2-001-00_001.JPG	1/26/2023

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	70.62	Total Misc Impr	+ 131
Roofing Adj	+ 3.24	Garage Cost	+ 13,060
Subfloor Adj	+ 0.00	Total RCN	= 277,342
Heat/Cool Adj	+ 8.78	Depreciation ( 60%)	- 166,405
Plumbing Adj	+ 2.58	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 110,937
Adj Base Cost	= 85.21	Lot Value	+ 2,500
Total Area	x 3,100	Indicated Value	= 113,437
Adjusted Cost	= 264,151	Value Per SqFt	36.59

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	110,937		
Lot Value	2,500		
Indicated Value	113,437	36.59	Per SqFt
Agland Value	5,539		
Site Improvements	32,265		
Total Value	151,241	48.79	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	8752	5x3		15	8.72		131



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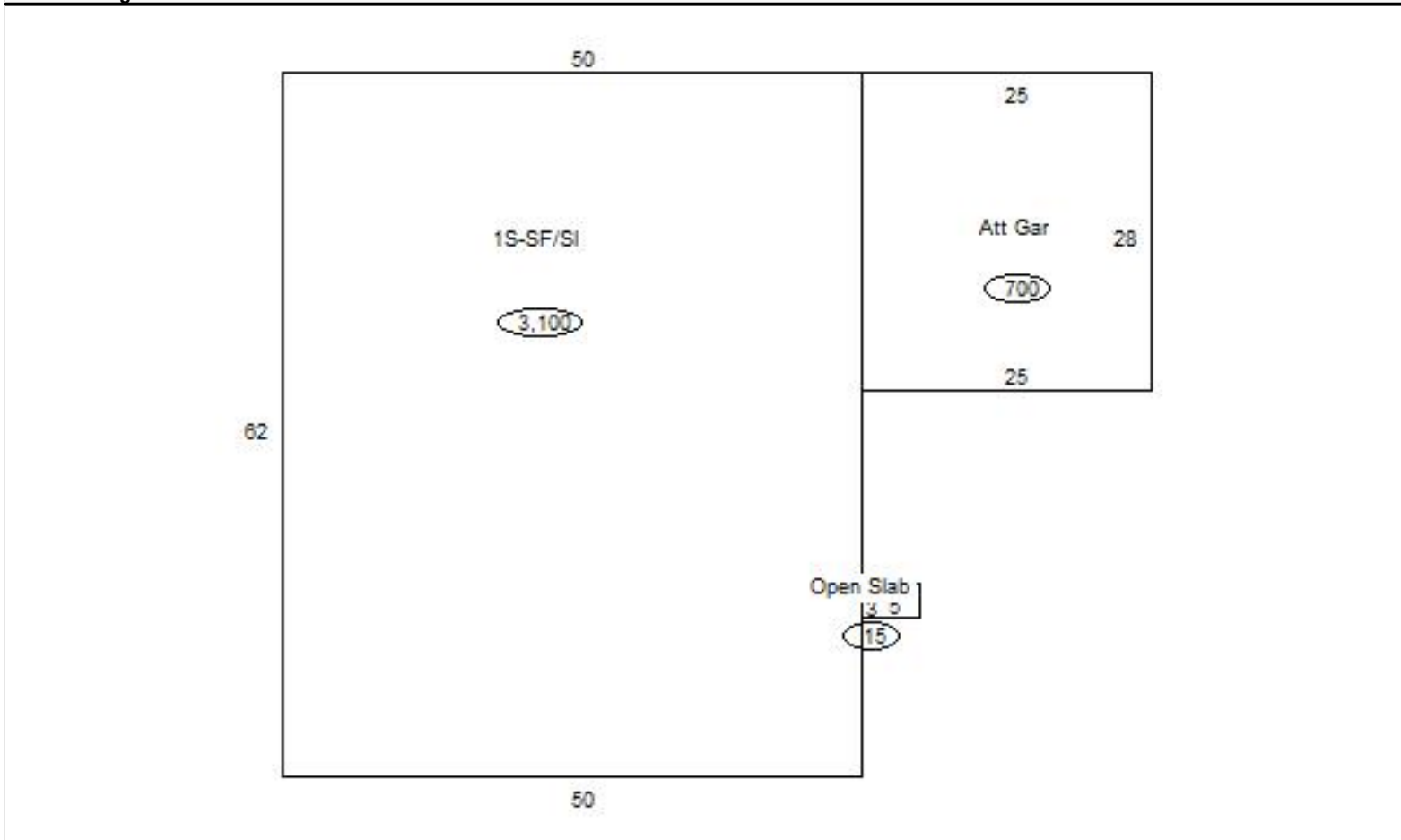
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Sketch Image

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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	3,100	1.000	3,100
2	G	1		20	Att Gar	700	1.000	700
3	M	PATO		20	Open Slab	15	1.000	15
<b>Total Building Area</b>						<b>3,100</b>		<b>3,100</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shipping/Storage Container	20x8x8			160	
	Qual	3	Cond 3	Year 2012	Eff Age 14		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (22.53 x 160)		3,605		3,605	1,766	1,839
	UTIL	Utility Building	96x50x12		Formed Metal	4,800	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (69% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (20.23 x 4,800)		97,104		97,104	67,002	30,102
	GBST	Grain Bin - Storage 1,000 BU	0x0x0			1,000	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	<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 1,000)		1,620		1,620	1,296	324



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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			1.168	160	160	187	187
CA	CAREY SILT 1-3%	CR	50			11.963	255	255	3,044	3,044
QA	QUINLAN LOAM	NP	11			12.175	35	35	429	429
WB	WOODWARD 3-8%	NP	33			8.092	106	106	854	854
WB	WOODWARD 3-8%	CR	33			6.103	168	168	1,025	1,025
<b>CR Totals</b>						39.500			5,539	5,539
<b>Total Agland</b>						39.500			5,539	5,539