



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:24:46
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Assessment Data					Primary Image																																																																																																																				
Account 300002399 Parcel ID 0000-01-27N-23W-3-004-00 Cadastral ID 0000-27N-23W-01-3-004-00 Property Type REAL - Real Property Property Class RC VI Area 1 Tax Area 102 - 4R-BUFFALO Name ID 24950 DAVIS, KAYLA D. 603 NE 6TH ST BUFFALO OK 73834- Parcel Location Situs 127N23W34 Subdivision Lot/Block / Parcel Size .95 - Acres Sec/Twn/Rng 1 / 27 / 23 / 3 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO																																																																																																																									
Legal Description Lat/Long: 36.84824854 -99.63640987 SEC 1-27-23 .95A. TRACT IN E2SW4 JERRY DEC'D 9/2000																																																																																																																									
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Lot Data		Acre - RURAL COMMERCIAL	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	0.95		
Topography			
Street Access			
Utilities			
Amenities			
Method	Acre		
Base Lot Value	.95 x 5,000.00 = 4,750		
Factor Value			
Adjustments			
Lot Value	4,750		



BUILDING 3/30/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% Two Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,358 / 2,526
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	3 Built-up Rock
Area on Slab	1,358
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	576 Carport - Gable Roof
Remodel	
Year/Eff Age	1950 / 76

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	74.88	Total Misc Impr	+ 0
Roofing Adj	+ 1.96	Garage Cost	+ 4,827
Subfloor Adj	+ -1.05	Total RCN	= 233,278
Heat/Cool Adj	+ 10.77	Depreciation (74%)	- 172,626
Plumbing Adj	+ 3.88	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 60,652
Adj Base Cost	= 90.44	Lot Value	+ 4,750
Total Area	x 2,526	Indicated Value	= 65,402
Adjusted Cost	= 228,451	Value Per SqFt	25.89

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	60,652		
Lot Value	4,750		
Indicated Value	65,402	25.89	Per SqFt
Agland Value			
Site Improvements	5,037		
Total Value	70,439	27.89	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value



Harper

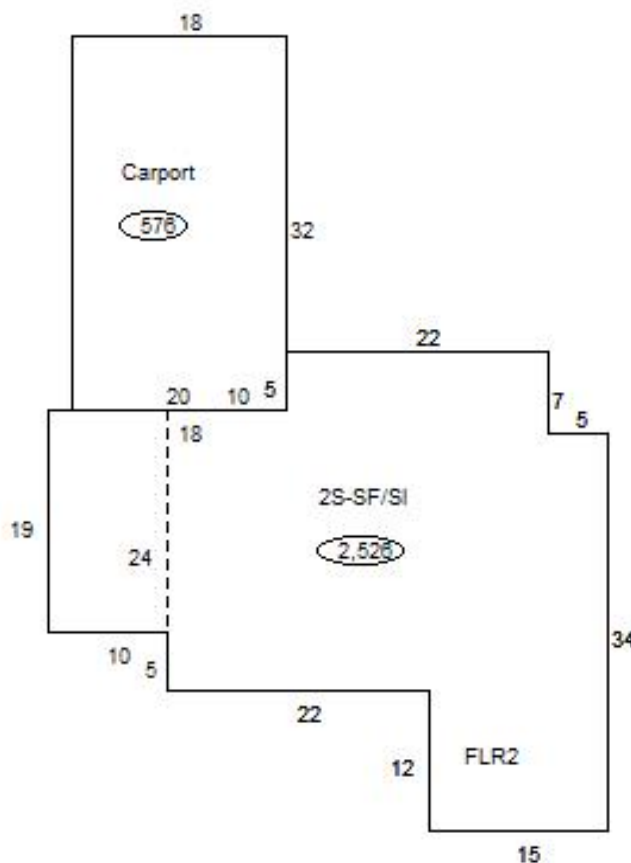
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	20	2S-SF/SI	1,358	1.860	2,526
2	U	^UL		20	FLR2	1,168	1.000	1,168
3	G	3		20	Carport	576	1.000	576
Total Building Area						1,358		2,526



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / SIDEWALK	45x4x0			180
	Qual	3	Cond 3	Year 2023	Eff Age 3	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (5.92 x 180)	1,066		1,066	160	906
	PACN	Paving - Concrete / DRIVEWAY	80x15x0			1,200
	Qual	3	Cond 3	Year 2023	Eff Age 3	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (4.05 x 1,200)	4,860		4,860	729	4,131