



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:24:48
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Assessment Data					Primary Image																																																																																																																				
Account 300002401 Parcel ID 0000-01-27N-23W-3-006-00 Cadastral ID 0000-27N-23W-01-3-006-00 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 102 - 4R-BUFFALO Name ID 13379 IRION, DANIELLE D. P O BOX 702 BUFFALO OK 73834-0000 Parcel Location Situs 00804 W BRULE ST Subdivision Lot/Block / Parcel Size 1 - Acres Sec/Twn/Rng 1 / 27 / 23 / 3 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO																																																																																																																									
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Legal Description Lat/Long: 36.84344150 -99.63108844 SEC 1-27-23 TRACT IN SE4SW4 BOOK 727 PAGE 502					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" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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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	50% Veneer, Masonry 50% Frame, Stucco
Base/Total Area	3,166 / 3,166
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	878 Total
Garage Type	
Remodel	
Year/Eff Age	1935 / 91

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	80.55	Total Misc Impr	+ 3,726
Roofing Adj	+ 3.63	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 306,744
Heat/Cool Adj	+ 1.73	Depreciation (80%)	- 245,395
Plumbing Adj	+ 3.09	Lump Sums	+ 0
Basement Adj	+ 6.72	RCNLD	= 61,349
Adj Base Cost	= 95.71	Lot Value	+ 5,000
Total Area	x 3,166	Indicated Value	= 66,349
Adjusted Cost	= 303,018	Value Per SqFt	20.96

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	61,349		
Lot Value	5,000		
Indicated Value	66,349	20.96	Per SqFt
Agland Value			
Site Improvements	532		
Total Value	66,881	21.12	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	1196	6x4		24	9.78		235
PATO	Slab Porch - Open	1197	2x2		4	9.78		39
CPDT	Carport - Detached	1199	21x17		357	9.67		3,452



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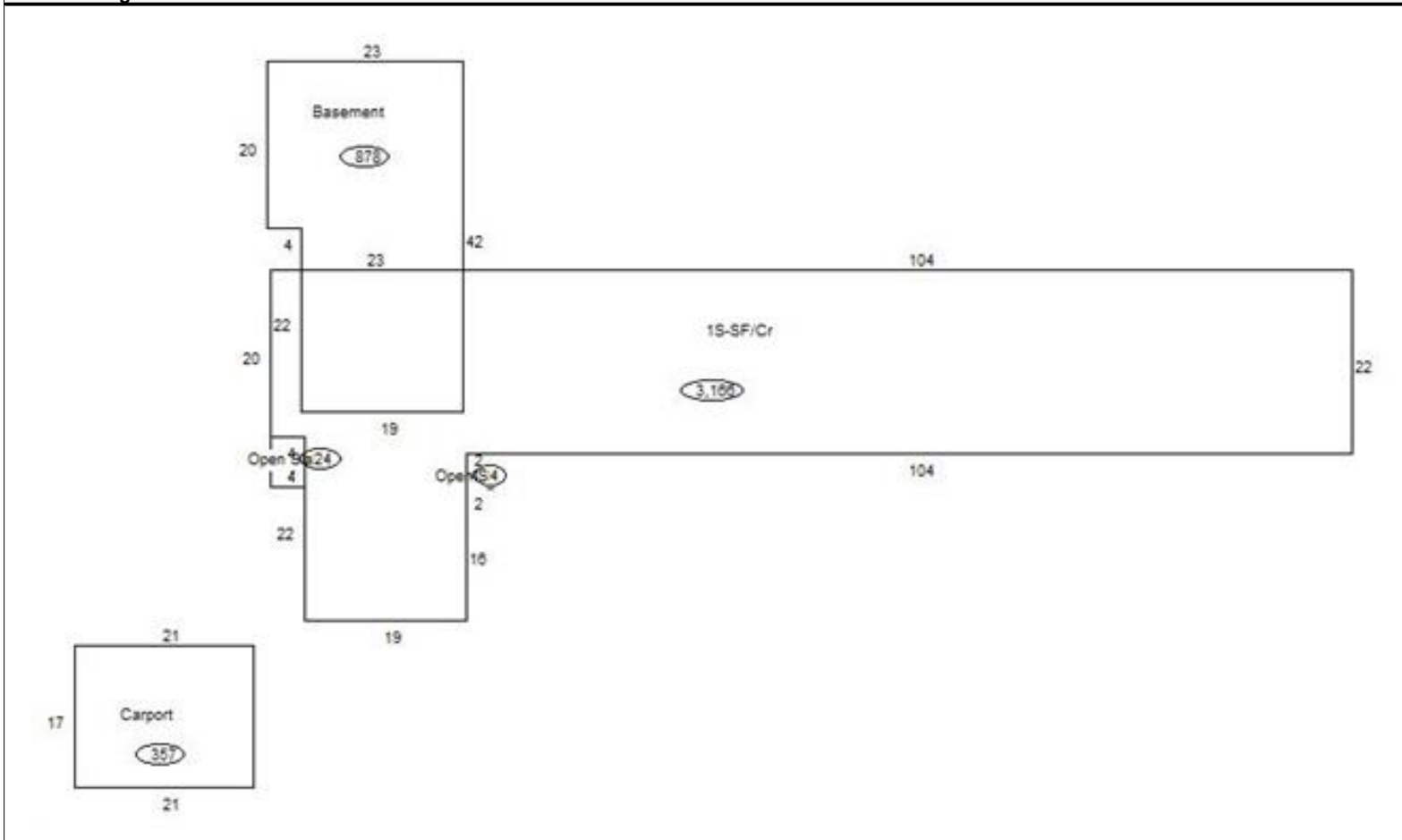
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Sketch Image

300002401



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	B			20	Basement	878	1.000	878
2	M	PATO		20	Open Slab	24	1.000	24
3	M	PATO		20	Open Slab	4	1.000	4
4	R	1	Crawl	20	1S-SF/Cr	3,166	1.000	3,166
5	M	CPDT		20	Carport	357	1.000	357
Total Building Area						3,166		3,166



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Wood	10x8x6	Dirt	Formed Metal	80
	Qual	3	Cond 3	Year 2000	Eff Age 26	
Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ 0% Func)		RCNLD
Base Cost (22.19 x 80)		1,775		1,775	1,243	532