



# 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   | 300002406                |                 |             |   |            |                 |            |             |             |        |        |        |  |  |  |  |  |
| Parcel ID   | 0000-01-27N-23W-3-011-00 |                 |             |   |            |                 |            |             |             |        |        |        |  |  |  |  |  |
| Cadastral ID  | 0000-27N-23W-01-3-011-00 |                 |             |   |            |                 |            |             |             |        |        |        |  |  |  |  |  |
| Property Type                                       | REAL - Real Property     |                 |             |   |            |                 |            |             |             |        |        |        |  |  |  |  |  |
| Property Class                                      | RR                       | VI Area         | 2           |   |            |                 |            |             |             |        |        |        |  |  |  |  |  |
| Tax Area  | 102 - 4R-BUFFALO         |                 |             |   |            |                 |            |             |             |        |        |        |  |  |  |  |  |
| Name ID   | 13384                    |                 |             |   |            |                 |            |             |             |        |        |        |  |  |  |  |  |
| LAKE, RONALD L.                                     |                          |                 |             |   |            |                 |            |             |             |        |        |        |  |  |  |  |  |
| PO BOX 315<br>BUFFALO OK 73834-0000                 |                          |                 |             |   |            |                 |            |             |             |        |        |        |  |  |  |  |  |
| Parcel Location                                     |                          |                 |             |   |            |                 |            |             |             |        |        |        |  |  |  |  |  |
| Situs   | 00403 W BRULE ST         |                 |             |   |            |                 |            |             |             |        |        |        |  |  |  |  |  |
| Subdivision   |                          |                 |             |   |            |                 |            |             |             |        |        |        |  |  |  |  |  |
| Lot/Block   | /                        | Parcel Size     | .29 - Acres |   |            |                 |            |             |             |        |        |        |  |  |  |  |  |
| Sec/Twn/Rng   | 1 / 27 / 23 / 3          |                 |             |   |            |                 |            |             |             |        |        |        |  |  |  |  |  |
| Neighborhood  | 1000 - COUNTY            |                 |             |   |            |                 |            |             |             |        |        |        |  |  |  |  |  |
| School District                                     | 4-BUFFAL - 4-BUFFALO     |                 |             |   |            |                 |            |             |             |        |        |        |  |  |  |  |  |
| Legal Description                                   |                          |                 |             | HOUSE 5/9/2024  |            |                 |            |             |             |        |        |        |  |  |  |  |  |
| Lat/Long: 36.84256859 -99.64727061                  |                          |                 |             | Building Permits  |            |                 |            |             |             |        |        |        |  |  |  |  |  |
| SEC 1-27-23 TRACT SW4SW4 (100' X 150) BK 612 PG 185 |                          |                 |             | <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  |                          |                 |             | Sale History  |            |                 |            |             |             |        |        |        |  |  |  |  |  |
| Code  | Type                     | Active          | Maximum     | Exemption   | Bk/Pg      | Grantor         | Date       | Price       | Code        |        |        |        |  |  |  |  |  |
|   |                          |                 |             |   | /          | LAKE, RONALD L. |            |             |             |        |        |        |  |  |  |  |  |
| Parcel Valuation                                    |                          |                 |             |   |            |                 |            |             |             |        |        |        |  |  |  |  |  |
| Source  | REAL                     | Fair Cash       | Capped      | Asmnt Level   | Assessed   | Levy Rate       | 78.740     | Current Tax |             |        |        |        |  |  |  |  |  |
| Remove Cap  |                          | Land Value      | 2,500       | 1,785   | 12%        | 214             | Assessed   | 2,841       | 223.70      |        |        |        |  |  |  |  |  |
| Year Frozen   |                          | Improvements    | 23,446      | 21,887  |            | 2,627           | Penalty    | 0           |             |        |        |        |  |  |  |  |  |
| Uncapped Value                                      | 0                        | Mobile Home     | 0           | 0   | 0          | 0               | Exemption  | 0           | 0.00        |        |        |        |  |  |  |  |  |
| TIF Project ID                                      | 0                        | Total Value     | 25,946      | 23,672  | 2,841      | Total Taxable   | 2,841      | 224.00      |             |        |        |        |  |  |  |  |  |
| Assessment History                                  |                          |                 |             |   |            |                 |            |             |             |        |        |        |  |  |  |  |  |
| Tax Year  | Statement Number         | Billed Owner    | Tax Area    | Total Value   | Exemptions | Taxable Value   | Billed Tax |             |             |        |        |        |  |  |  |  |  |
| 2025  | 2025-300002406           | LAKE, RONALD L. | 102         | 25,946  | 0          | 2,706           | 213.00     |             |             |        |        |        |  |  |  |  |  |
| 2024  | 2024-300002406           | LAKE, RONALD L. | 102         | 28,193  | 0          | 2,576           | 210.00     |             |             |        |        |        |  |  |  |  |  |
| 2023  | 2023-300002406           | LAKE, RONALD L. | 102         | 25,920  | 0          | 2,454           | 203.00     |             |             |        |        |        |  |  |  |  |  |
| 2022  | 2022-300002406           | LAKE, RONALD L. | 102         | 20,911  | 0          | 2,338           | 192.00     |             |             |        |        |        |  |  |  |  |  |
| 2021  | 2021-300002406           | LAKE, RONALD L. | 102         | 21,967  | 0          | 2,269           | 187.00     |             |             |        |        |        |  |  |  |  |  |
| 2020  | 2020-300002406           | LAKE, RONALD L. | 102         | 21,967  | 0          | 2,203           | 181.00     |             |             |        |        |        |  |  |  |  |  |
| 2019  | 2019-0002406             | LAKE, RONALD L. | 102         | 21,967  |            | 2,139           | 177.00     |             |             |        |        |        |  |  |  |  |  |
| 2018  | 2018-0002406             | LAKE, RONALD L. | 102         | 21,967  |            | 2,077           | 172.00     |             |             |        |        |        |  |  |  |  |  |
| 2017  | 2017-0002406             | LAKE, RONALD L. | 102         | 20,493  |            | 2,017           | 168.00     |             |             |        |        |        |  |  |  |  |  |
| 2016  | 2016-0002406             | LAKE, RONALD L. | 102         | 20,493  |            | 1,957           | 167.00     |             |             |        |        |        |  |  |  |  |  |
| 2015  | 2015-0002406             | LAKE, RONALD L. | 102         | 22,794  |            | 1,901           | 151.00     |             |             |        |        |        |  |  |  |  |  |
| 2014  | 2014-0002406             | LAKE, RONALD L. | 102         | 21,256  |            | 1,845           | 148.00     |             |             |        |        |        |  |  |  |  |  |
| 2013  | 2013-0002406             | LAKE, RONALD L. | 102         | 21,806  |            | 1,792           | 143.00     |             |             |        |        |        |  |  |  |  |  |



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| Lot Data   | Acre - HomeSite and Tracts | Primary Image |
|--|----------------------------|---------------|
| Lot Size<br>Lot Count<br>Units Buildable<br>Non-Ag Acres 0.29<br>Topography<br>Street Access<br>Utilities<br>Amenities<br><br>Method Acre<br>Base Lot Value .29 x 8,620.69 = 2,500<br>Factor Value<br>Adjustments<br>Lot Value 2,500 |                            |               |

| Residential Data |                           |
|------------------|---------------------------|
| Type             | 1 Single Family Residence |
| Condition        | 2.5 - Fair                |
| Quality          | 3 - Average               |
| Architecture     | TRAD TRADITIONAL          |
| Style            | 100% One Story            |
| Exterior Wall    | 100% Frame, Siding, Vinyl |
| Base/Total Area  | 949 / 949                 |
| Style            | 100% One Story            |
| 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     | 1950 / 84                 |

|       |          |
|-------|----------|
| HOUSE | 5/9/2024 |
|-------|----------|

| 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     | 94.10     | Total Misc Impr     | + 1,141   |
| Roofing Adj   | + 5.26    | Garage Cost         | + 0       |
| Subfloor Adj  | + 0.00    | Total RCN           | = 112,032 |
| Heat/Cool Adj | + 10.77   | Depreciation ( 80%) | - 89,626  |
| Plumbing Adj  | + 6.72    | Lump Sums           | + 0       |
| Basement Adj  | + 0.00    | RCNLD               | = 22,406  |
| Adj Base Cost | = 116.85  | Lot Value           | + 2,500   |
| Total Area    | x 949     | Indicated Value     | = 24,906  |
| Adjusted Cost | = 110,891 | Value Per SqFt      | 26.24     |

| Value Reconciliation |               |       |                      |
|----------------------|---------------|-------|----------------------|
| Selected Approach    | Cost Approach |       |                      |
| Improvements         | 22,406        |       |                      |
| Lot Value            | 2,500         |       |                      |
| Indicated Value      | 24,906        | 26.24 | Per SqFt             |
| Agland Value         |               |       |                      |
| Site Improvements    | 1,120         |       |                      |
| Total Value          | 26,026        | 27.42 | Total Value Per SqFt |

| Miscellaneous Improvements |                      |           |      |      |       |           |      |       |
|----------------------------|----------------------|-----------|------|------|-------|-----------|------|-------|
| Code                       | Description          | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| PRCH                       | Slab Porch - Covered | 1213      | 10x5 |      | 50    | 22.81     |      | 1,141 |



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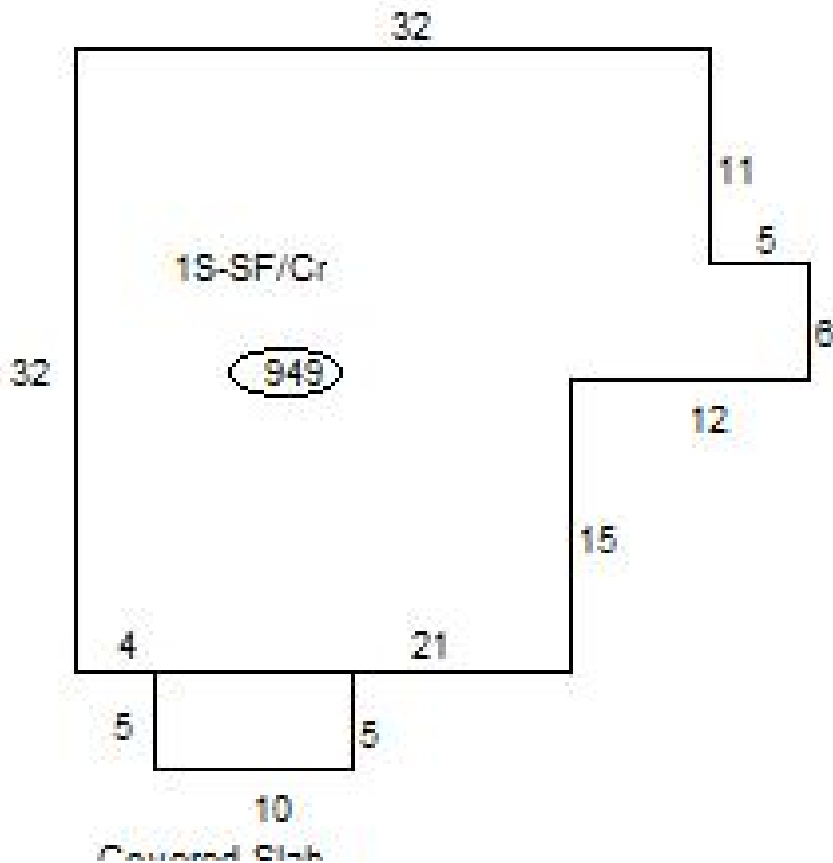
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Sketch Image

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Sketch Vector Information

| Sequence                   | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|-----------|------------|------------|
| 1                          | R    | 1    | Crawl      | 20    | 1S-SF/Cr      | 949       | 1.000      | 949        |
| 2                          | M    | PRCH |            | 20    | Covered Slab  | 50        | 1.000      | 50         |
| <b>Total Building Area</b> |      |      |            |       |               | 949       |            | 949        |



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### Outbuildings/Site Improvements

| Building Image   | Code                     | Description                     | Dimensions            | Floor      | Roofing                        | Total Units  |     |
|--|--------------------------|---------------------------------|-----------------------|------------|--------------------------------|--------------|-----|
|    | LOAF                     | Loafing Shed                    | 16x10x6               | Dirt       | Galvanized Metal               | 200          |     |
|  | 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 (5.65 x 200)   |                                 | 1,130                 |            | 1,130                          | 904          | 226 |
|    | CPDT                     | Carport - Detached              | 20x24x6               | Dirt       | Galvanized Metal               | 460          |     |
|  | 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 (4.49 x 460)   |                                 | 2,065                 |            | 2,065                          | 1,652        | 413 |
|    | CKCP                     | Chicken Coop                    | 16x12x6               | Dirt       | Galvanized Metal               | 192          |     |
|  | 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 (5.03 x 192)   |                                 | 966                   |            | 966                            | 773          | 193 |
|   | LOAF                     | Loafing Shed                    | 10x8x8                |            | Formed Metal                   | 80           |     |
|  | Qual                     | 3                               | Cond 3                | Year 1960  | Eff Age 66                     |              |     |
|  | <b>Valuation Summary</b> |                                 | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (80% Phys/ % Func)</b> | <b>RCNLD</b> |     |
|  | Base Cost (6.06 x 80)    |                                 | 485                   |            | 485                            | 388          | 97  |
|  | PACN                     | Paving - Concrete sidewalks (2) | 50x3x0                |            |                                | 150          |     |
|  | Qual                     | 3                               | Cond 3                | Year 1950  | Eff Age 76                     |              |     |
|  | <b>Valuation Summary</b> |                                 | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (80% Phys/ % Func)</b> | <b>RCNLD</b> |     |
|  | Base Cost (6.35 x 150)   |                                 | 953                   |            | 953                            | 762          | 191 |