




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 300002418 Parcel ID 0000-01-27N-23W-4-004-00 Cadastral ID 0000-27N-23W-01-4-004-00 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 102 - 4R-BUFFALO Name ID 13233 CARLSON, GILBERT L. REV TRUST DENIS LEROY CARLSON TRUSTEE 9386 KIOWA ROAD FREEDOM OK 73842-0000 Parcel Location Situs 01007 N HOY ST Subdivision Lot/Block / Parcel Size 2.1 - Acres Sec/Twn/Rng 1 / 27 / 23 / 4 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO					 <p>0000-01-27N-23W-4-004-00 05/07/24</p>														
HOUSE 5/9/2024																			
Legal Description Lat/Long: 36.97298218 -99.90315842					Building Permits														
SEC 1-27-23 TRACT SE4 LYING N OF LOTS 4-5-6 BLK 1 N.H. 2ND ADD BUFFALO					<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> </td> <td> </td> <td> </td> <td> </td> <td> </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										
					718/291	DAVIS, E. LOUISE	06/10/2016	70,000	04										
Parcel Valuation																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax											
Remove Cap		Land Value 5,825	5,825	12%	699	Assessed 11,836		931.97											
Year Frozen		Improvements 106,109	92,808		11,137	Penalty 0													
Uncapped Value	0	Mobile Home 0	0		0	Exemption 0		0.00											
TIF Project ID	0	Total Value 111,934	98,633		11,836	Total Taxable 11,836		932.00											
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-300002418	CARLSON, GILBERT L. REV TRUST	102	111,934	0	11,273	888.00												
2024	2024-300002418	CARLSON, GILBERT L. REV TRUST	102	122,404	0	10,736	874.00												
2023	2023-300002418	CARLSON, GILBERT L. REV TRUST	102	114,205	0	10,224	846.00												
2022	2022-300002418	CARLSON, GILBERT L. REV TRUST	102	95,442	0	9,738	801.00												
2021	2021-300002418	CARLSON, GILBERT L. REV TRUST	102	93,907	0	9,454	781.00												
2020	2020-300002418	CARLSON, GILBERT L. REV TRUST	102	93,907	0	9,179	755.00												
2019	2019-0002418	CARLSON, GILBERT L. REV TRUST	102	93,907		8,912	739.00												
2018	2018-0002418	CARLSON, GILBERT L. REV TRUST	102	93,937		8,652	717.00												
2017	2017-0002418	CARLSON, GILBERT L. REV TRUST	102	70,000		8,400	698.00												
2016	2016-0002418	CARLSON, GILBERT L. REV TRUST	102	91,807		7,658	652.00												
2015	2015-0002418	DAVIS, E. LOUISE	102	87,740		7,436	590.00												
2014	2014-0002418	DAVIS, E. LOUISE	102	83,546		7,218	578.00												
2013	2013-0002418	DAVIS, E. LOUISE	102	83,576		7,010	558.00												



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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 2.1 Topography Street Access Utilities Amenities Method Acre Base Lot Value 2.10 x 2,773.81 = 5,825 Factor Value Adjustments Lot Value 5,825		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	2,426 / 2,426
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	352 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1965 / 61

HOUSE	5/9/2024
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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	88.52	Total Misc Impr	+ 9,135
Roofing Adj	+ 3.67	Garage Cost	+ 10,535
Subfloor Adj	+ 0.00	Total RCN	= 279,252
Heat/Cool Adj	+ 10.77	Depreciation (63%)	- 175,929
Plumbing Adj	+ 4.04	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 103,323
Adj Base Cost	= 107.00	Lot Value	+ 5,825
Total Area	x 2,426	Indicated Value	= 109,148
Adjusted Cost	= 259,582	Value Per SqFt	44.99

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	103,323		
Lot Value	5,825		
Indicated Value	109,148	44.99	Per SqFt
Agland Value			
Site Improvements	531		
Total Value	109,679	45.21	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1	1	4,783.32		4,783
CPDT	Carport - Detached	1239	25x18		450	9.67		4,352



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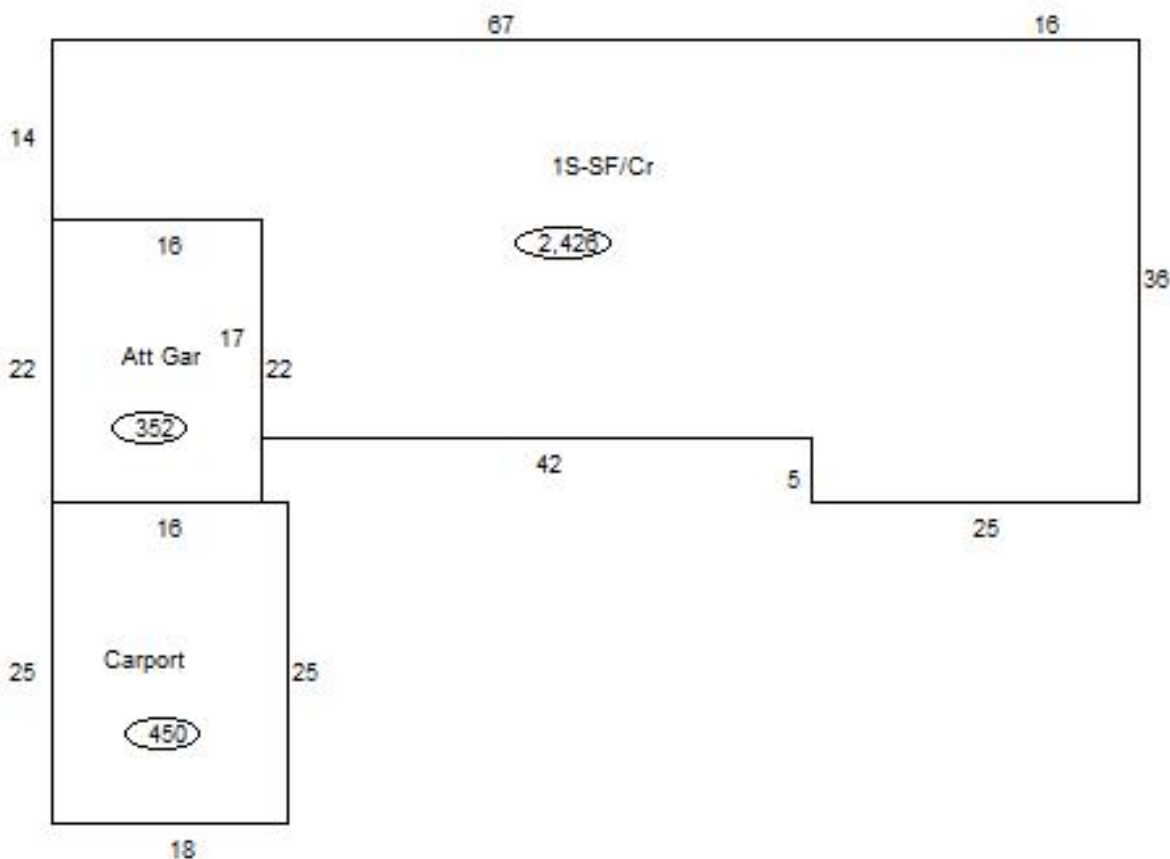
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Sketch Image

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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	2,426	1.000	2,426
2	G	1		20	Att Gar	352	1.000	352
3	M	CPDT		20	Carport	450	1.000	450
Total Building Area						2,426		2,426



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
 <p>4-9-2020 0000-01-27N-23W-4-004-00 2418</p>	SHDS	Storage BRICK SHED	12x8x6	Concrete	Composition Roll	95
	Qual	3	Cond 3	Year 1965	Eff Age 61	
Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (27.96 x 95)		2,656		2,656	2,125	531