



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:25:08
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Assessment Data					Primary Image																																																																																																																				
Account 300002427 Parcel ID 0000-01-27N-23W-4-013-00 Cadastral ID 0000-27N-23W-01-4-013-00 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 102 - 4R-BUFFALO Name ID 25754 BURKE, MELISSA REV. TRUST (THE) TRUSTEE: MELISSA BURKE P.O. BOX 360 BUFFALO OK 73834- Parcel Location Situs 00706 MAPLE DR Subdivision Lot/Block / Parcel Size .82 - Acres Sec/Twn/Rng 1 / 27 / 23 / 4 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO																																																																																																																									
Legal Description Lat/Long: 36.85052281 -99.63720337 SEC 1-27-23 TRACT SE4 BOOK 789 PAGE 593										HOUSE 5/9/2024																																																																																																															
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0.82 Topography Street Access Utilities Amenities Method Acre Base Lot Value .82 x 5,000.00 = 4,100 Factor Value Adjustments Lot Value 4,100		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.1 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,931 / 1,931
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,931
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	544 Attached Garage - Unfinished
Remodel	ROOF -
Year/Eff Age	1970 / 49

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	86.93	Total Misc Impr	+ 17,773
Roofing Adj	+ 3.87	Garage Cost	+ 15,195
Subfloor Adj	+ -1.99	Total RCN	= 235,916
Heat/Cool Adj	+ 11.08	Depreciation (54%)	- 127,394
Plumbing Adj	+ 5.21	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 108,522
Adj Base Cost	= 105.10	Lot Value	+ 4,100
Total Area	x 1,931	Indicated Value	= 112,622
Adjusted Cost	= 202,948	Value Per SqFt	58.32

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	108,522		
Lot Value	4,100		
Indicated Value	112,622	58.32	Per SqFt
Agland Value			
Site Improvements	11,888		
Total Value	124,510	64.48	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	1245	27x6		162	16.67		2,701
PRCH	Slab Porch - Covered	1248	83		83	23.16		1,922
PATC	Patio - Covered	11968	40x25		1,000	13.15		13,150



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	ASC	Carport - Detached Front Driveway	40x25x8	Concrete	Formed Metal	1,003
	Qual 3	Cond 3	Year 2019	Eff Age 5		
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (3.72 x 1,003)		3,731	3,731	746	2,985
	SHDS	Yard Shed - Metal Back Yard	50x12x10	Dirt	Formed Metal	600
	Qual 3	Cond 3	Year 2018	Eff Age 8		
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
	Base Cost (13.69 x 600)		8,214	8,214	3,039	5,175
	SHDS	Shipping/Storage Container	40x8x8	Base	Formed Metal	320
	Qual 3	Cond 3	Year 2018	Eff Age 8		
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
	Base Cost (18.49 x 320)		5,917	5,917	2,189	3,728