




# 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	300002430				 <p>0000-01-27N-23W-4-016-00 03/28/23</p>									
Parcel ID	0000-01-27N-23W-4-016-00													
Cadastral ID	0000-27N-23W-01-4-016-00													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	1											
Tax Area	102 - 4R-BUFFALO													
Name ID	13401													
HUDSON, FOSTER & KIM HUDSON														
501 MAPLE DR. BUFFALO OK 73834-0000														
Parcel Location														
Situs	00501 MAPLE DR													
Subdivision														
Lot/Block	/	Parcel Size	1.94 - Acres											
Sec/Twn/Rng	1 / 27 / 23 / 4													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.84234332 -99.62852326														
SEC. 1-27-23 TR IN SWSE 1.94 ACRES BOOK 502 PAGE 195														
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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	HUDSON, FOSTER &													
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	5,705	5,705	12%	685	Assessed	20,248	1,594.33					
Year Frozen		Improvements	163,025	163,025		19,563	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-78.00					
TIF Project ID	0	Total Value	168,730	168,730		20,248	Total Taxable	19,248	1,516.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300002430	HUDSON, FOSTER &	102	168,730	1000	19,248	1,516.00							
2024	2024-300002430	HUDSON, FOSTER &	102	174,420	1000	19,931	1,623.00							
2023	2023-300002430	HUDSON, FOSTER &	102	173,961	1000	19,876	1,644.00							
2022	2022-300002430	HUDSON, FOSTER &	102	173,961	1000	19,876	1,635.00							
2021	2021-300002430	HUDSON, FOSTER &	102	173,500	1000	19,820	1,636.00							
2020	2020-300002430	HUDSON, FOSTER &	102	173,500	1000	19,820	1,631.00							
2019	2019-0002430	HUDSON, FOSTER &	102	175,880		19,298	1,599.00							
2018	2018-0002430	HUDSON, FOSTER &	102	178,260		18,707	1,551.00							
2017	2017-0002430	HUDSON, FOSTER &	102	167,551		18,133	1,508.00							
2016	2016-0002430	HUDSON, FOSTER &	102	168,751		17,576	1,496.00							
2015	2015-0002430	HUDSON, FOSTER &	102	157,122		17,035	1,352.00							
2014	2014-0002430	HUDSON, FOSTER &	102	145,913		16,510	1,323.00							
2013	2013-0002430	HUDSON, FOSTER &	102	46,977		3,742	298.00							




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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1.94 Topography Street Access Utilities Amenities  Method Acre Base Lot Value 1.94 x 2,940.72 = 5,705 Factor Value Adjustments Lot Value 5,705		 <p>0000-01-27N-23W-4-016-00 03/28/23</p>

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	MTL METAL HOME
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,280 / 1,280
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	1,280
Fixture/RghIn	5 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	1,200 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2013 / 16

HOUSE 3/30/2023

### 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		

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	112,580		
Lot Value	5,705		
Indicated Value	118,285	92.41	Per SqFt
Agland Value			
Site Improvements	978		
Total Value	119,263	93.17	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	74.39	Total Misc Impr	+ 3,244
Roofing Adj	+ 4.14	Garage Cost	+ 22,297
Subfloor Adj	+ 0.00	Total RCN	= 142,507
Heat/Cool Adj	+ 8.78	Depreciation ( 21%)	- 29,927
Plumbing Adj	+ 4.06	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 112,580
Adj Base Cost	= 91.38	Lot Value	+ 5,705
Total Area	x 1,280	Indicated Value	= 118,285
Adjusted Cost	= 116,966	Value Per SqFt	92.41

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	1256	62x8	2013	496	6.54		3,244



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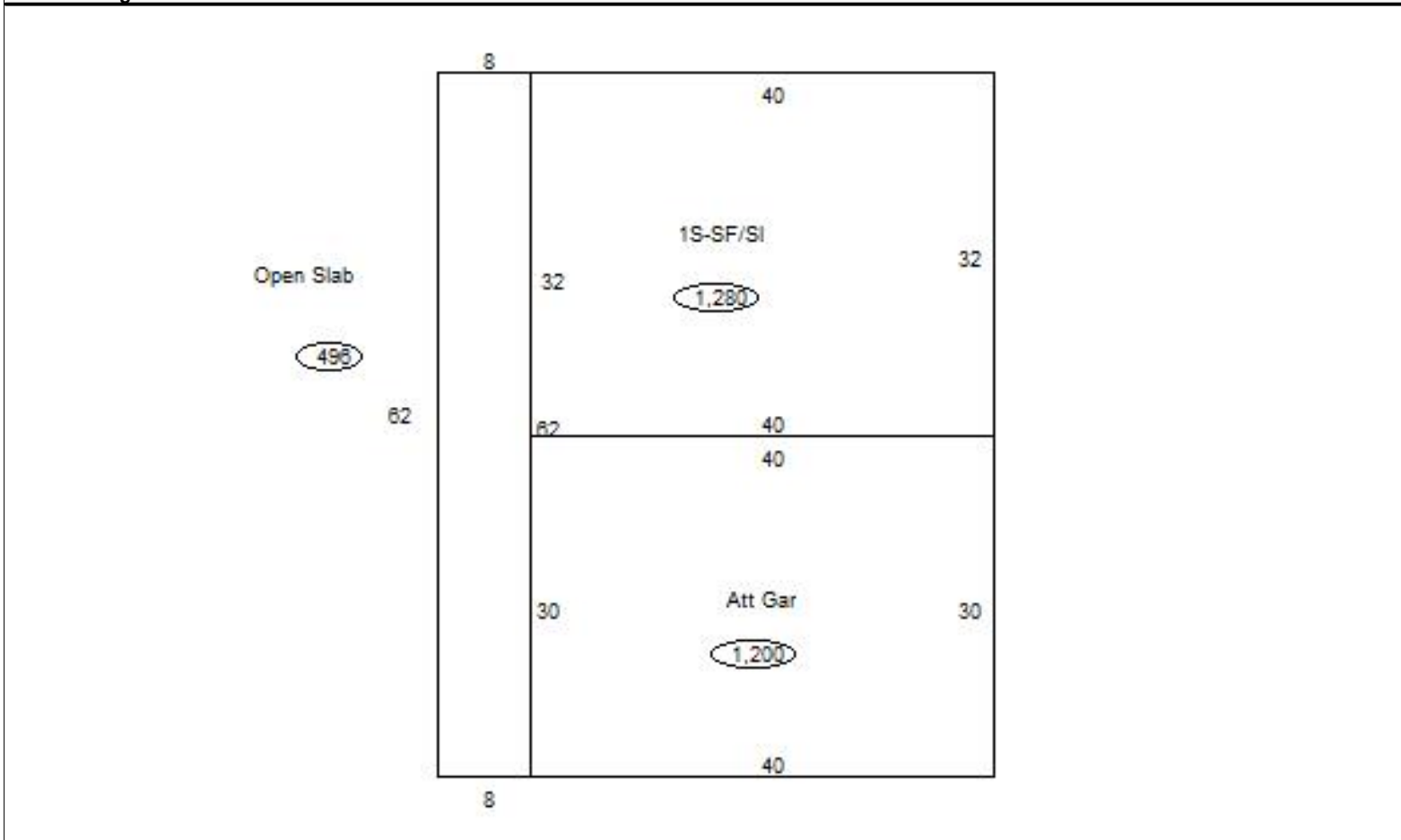
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,280	1.000	1,280
2	G	1		20	Att Gar	1,200	1.000	1,200
3	M	PATO		20	Open Slab	496	1.000	496
<b>Total Building Area</b>						1,280		1,280



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPDT	Carport - Detached by House	24x19x8		Formed Metal	456	
	Qual	3	Cond 3	Year	2004	Eff Age	22
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (73% Phys/ 0% Func)</b>	<b>RCNLD</b>	
		Base Cost (7.94 x 456)	3,621		3,621	2,643	978



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Lot Data	Acre - Exempt	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities  Method                      Acre Base Lot Value Factor Value Adjustments Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,708 / 1,708
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	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1962 / 77

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	80.97	Total Misc Impr	+ 4,328
Roofing Adj	+ 3.86	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 177,417
Heat/Cool Adj	+ 10.77	Depreciation ( 75%)	- 133,063
Plumbing Adj	+ 5.74	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 44,354
Adj Base Cost	= 101.34	Lot Value	+
Total Area	x 1,708	Indicated Value	= 44,354
Adjusted Cost	= 173,089	Value Per SqFt	25.97

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	44,354		
Lot Value			
Indicated Value	44,354	25.97	Per SqFt
Agland Value			
Site Improvements			
Total Value	44,354	25.97	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	1259	28x8	1995	224	17.75		3,976
PATO	Slab Porch - Open	1260	6x6	1962	36	9.78		352



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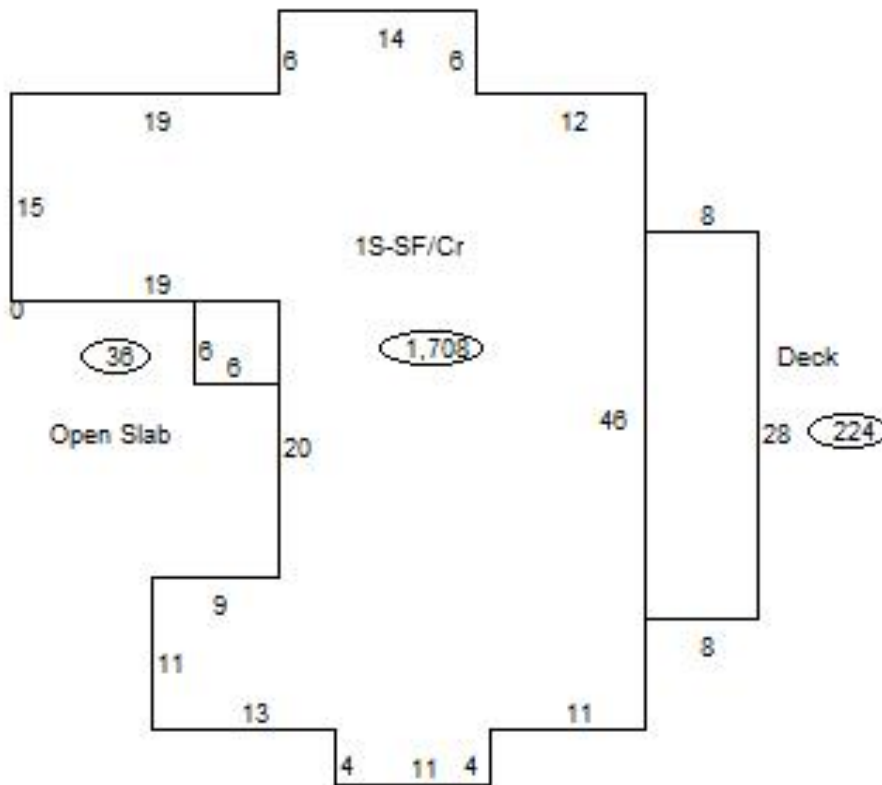
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Sketch Image

300002430



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,708	1.000	1,708
2	M	WODO		20	Deck	224	1.000	224
3	M	PATO		20	Open Slab	36	1.000	36
<b>Total Building Area</b>						<b>1,708</b>		<b>1,708</b>