



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:25:49
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300002475 Parcel ID 0000-09-27N-23W-4-001-00 Cadastral ID 0000-27N-23W-09-4-001-00 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 102 - 4R-BUFFALO Name ID 25712 YOUNG LIVING TRUST (THE) CO-TRUSTEES: YOUNG, STANLEY D. & DARLA J. YOUNG 18773 E 13 ROAD BUFFALO OK 73834-																																																																																																																									
Parcel Location Situs 18773 E 13 RD Subdivision Lot/Block / Parcel Size 7.15 - Acres Sec/Twn/Rng 9 / 27 / 23 / 4 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO																																																																																																																									
Legal Description Lat/Long: 36.80875631 -99.73725734 SEC 9-27-23 TRACT IN E2SE4;TRACT IN SE4SE4 3.15 AC BOOK 788 PAGE 539					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																																																																																																											
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 7.15 Topography Street Access Utilities Amenities Method Acre Base Lot Value 7.15 x 1,344.48 = 9,613 Factor Value Adjustments Lot Value 9,613		

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,400 / 1,400
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	1985 / 37

HOUSE 6/17/2025

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	93,877		
Lot Value	9,613		
Indicated Value	103,490	73.92	Per SqFt
Agland Value			
Site Improvements	38,855		
Total Value	142,345	101.68	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	84.90	Total Misc Impr	+ 18,244
Roofing Adj	+ 4.05	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 167,638
Heat/Cool Adj	+ 10.77	Depreciation (44%)	- 73,761
Plumbing Adj	+ 7.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 93,877
Adj Base Cost	= 106.71	Lot Value	+ 9,613
Total Area	x 1,400	Indicated Value	= 103,490
Adjusted Cost	= 149,394	Value Per SqFt	73.92

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Frm Cls A	0		1985	1	4,783.32		4,783
PRCH	Slab Porch - Covered	1295	56x6	2010	336	22.04		7,405
PATC	Patio - Covered	1296	472	2010	472	12.83		6,056



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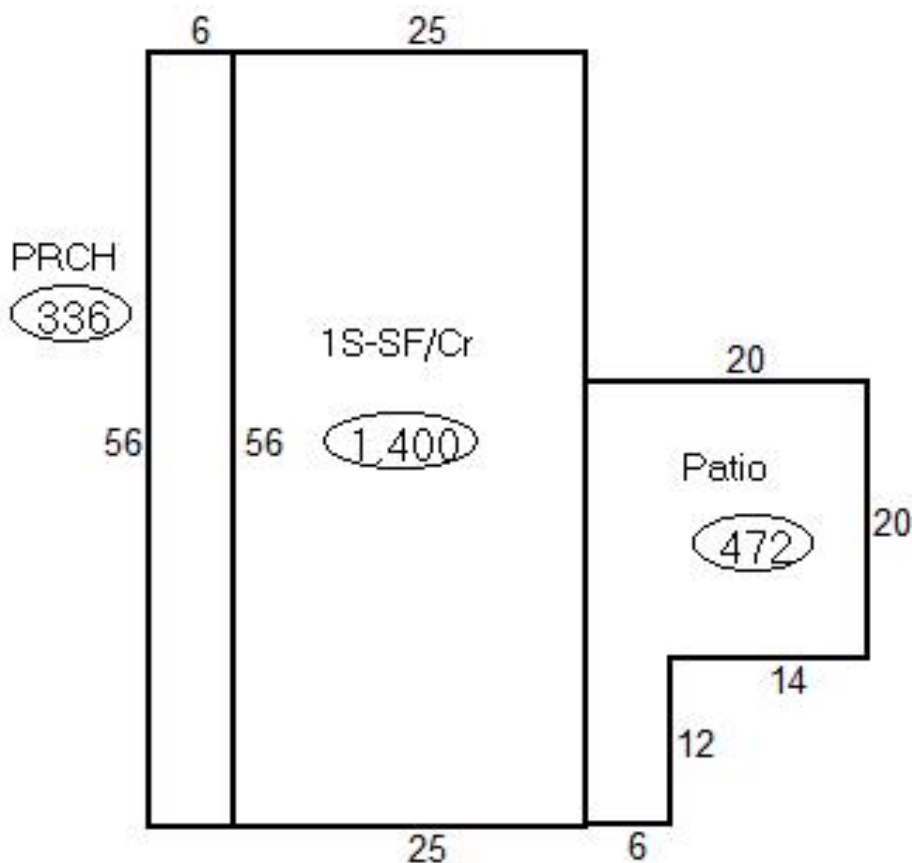
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Sketch Image

300002475



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	PRCH	336	1.000	336
2	M	PATC		20	Patio	472	1.000	472
3	R	1	Crawl	20	1S-SF/Cr	1,400	1.000	1,400
Total Building Area						1,400		1,400



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Concrete Entry S Shed	18x12x0	Concrete		216
	Qual	3	Cond 3	Year 2022	Eff Age 4	
				0		
				0		
Valuation Summary		Modifier Total	RCN	Depr (21% Phys/ % Func)	RCNLD	
Base Cost (5.40 x 216)		1,166		1,166	245	921
	UTIL	Utility Building North	40x32x16	Concrete	Formed Metal	1,280
	Qual	3	Cond 3	Year 2012	Eff Age 14	
				0		
				0		
Valuation Summary		Modifier Total	RCN	Depr (31% Phys/ % Func)	RCNLD	
Base Cost (27.40 x 1,280)		35,072		35,072	10,872	24,200
	PACN	Concrete Slab / NORTH SHED	35x20x0	Concrete		690
	Qual	3	Cond 3	Year 2012	Eff Age 14	
				0		
				0		
Valuation Summary		Modifier Total	RCN	Depr (77% Phys/ % Func)	RCNLD	
Base Cost (4.13 x 690)		2,850		2,850	2,195	655
	UTIL	Utility Building SOUTH	38x32x12		Formed Metal	1,216
	Qual	3	Cond 3	Year 1990	Eff Age 36	
				0		
				0		
Valuation Summary		Modifier Total	RCN	Depr (62% Phys/ % Func)	RCNLD	
Base Cost (26.53 x 1,216)		32,260		32,260	20,001	12,259
	ASC	Lean To - Attached at Pens	28x10x8	Dirt	Formed Metal	280
	Qual	3	Cond 3	Year 1990	Eff Age 27	
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (3.94 x 280)		1,103		1,103	882	221
	LNT0	Lean To - Attached / SHOUTH SHED	36x12x8	Dirt	Formed Metal	432
	Qual	3	Cond 3	Year 1990	Eff Age 36	
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (6.93 x 432)		2,994		2,994	2,395	599
	BNV	NOTE: MH/BUNK IS ON NEXT RECORD#2	0x0x0			
	Qual		Cond	Year	Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
Base Cost (0.00 x)						

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2475 07/20/2021




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

Residential Data	
Type	6 Mobile Home 57 x 16
Condition	3 - Average
Quality	3 - Average
Architecture	SWMH Singlewide MH
Style	100% Single Wide
Exterior Wall	100% Frame, Stucco
Base/Total Area	912 / 912
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	14 Metal, Ribbed
Area on Slab	0
Fixture/RghIn	8 / 1
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2009 / 17

MH/ BUNK HOUSE 6/17/2025

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	38,587		
Lot Value			
Indicated Value	38,587	42.31	Per SqFt
Agland Value			
Site Improvements			
Total Value	38,587	42.31	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	57.20	Total Misc Impr	+ 6,945
Roofing Adj	+ 2.57	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 74,205
Heat/Cool Adj	+ 4.05	Depreciation (48%)	- 35,618
Plumbing Adj	+ 9.94	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 38,587
Adj Base Cost	= 73.75	Lot Value	+ 0
Total Area	x 912	Indicated Value	= 38,587
Adjusted Cost	= 67,260	Value Per SqFt	42.31

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	1299	57x8	2019	456	12.83		5,850
PATC	Patio - Covered	1300	8x8	2019	64	17.11		1,095



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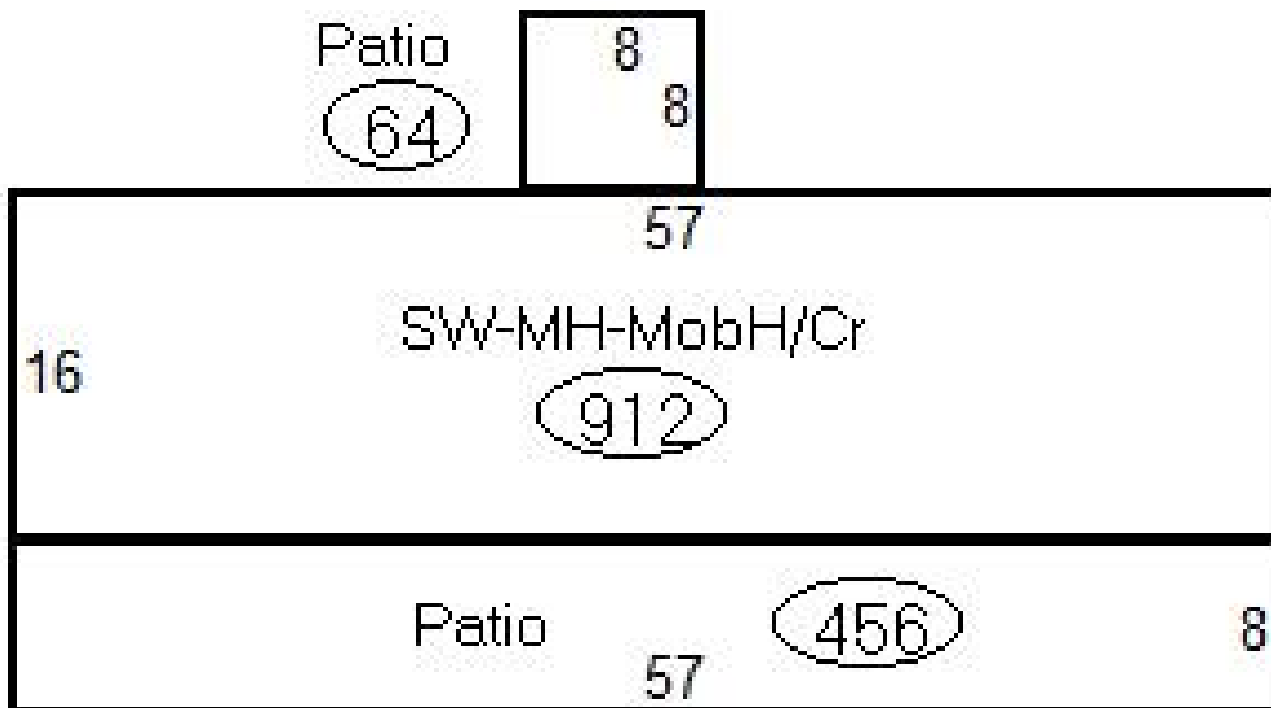
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Sketch Image

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1	M	PATC		20	Patio	456	1.000	456
2	M	PATC		20	Patio	64	1.000	64
3	R	13	Crawl	20	SW-MH-MobH/Cr	912	1.000	912
Total Building Area						912		912