



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:26:17  
 Page 1

Assessment Data					Primary Image																								
<b>Account</b> 300002511 <b>Parcel ID</b> 0000-12-27N-23W-3-012-00 <b>Cadastral ID</b> 0000-27N-23W-12-3-012-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 4 <b>Tax Area</b> 102 - 4R-BUFFALO <b>Name ID</b> 13438 HARLAND, MARC & KIM HARLAND  P O BOX 382 BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 00400 LUCIA DR <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1.53 - Acres <b>Sec/Twn/Rng</b> 12 / 27 / 23 / 3 <b>Neighborhood</b> 100300 - RANCHLENARDS <b>School District</b> 4-BUFFAL - 4-BUFFALO					<p>0000-12-27N-23W-3-012-00 05/20/24</p>																								
HOUSE										5/23/2024																			
Legal Description					Building Permits																								
Lat/Long: 36.83180969 -99.63169828					<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">SEC.12-27-23 RANCH ACRES TRACT 7</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	SEC.12-27-23 RANCH ACRES TRACT 7														
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Bk/Pg	Grantor	Date	Price	Code																									
649/607	SIZELove, JULIA M. (TRU	03/31/2009	90,000	Q																									
Parcel Valuation																													
Source		REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																				
Remove Cap			23,479	11,439	12%	1,373	Assessed	16,674	1,312.91																				
Year Frozen			127,508	127,508		15,301	Penalty	0																					
Uncapped Value		0	0	0		0	Exemption	0	0.00																				
TIF Project ID		0	150,987	138,947		16,674	Total Taxable	16,674	1,313.00																				
Assessment History																													
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																						
2025	2025-300002511	HARLAND, MARC &	102	150,987	0	15,880	1,250.00																						
2024	2024-300002511	HARLAND, MARC &	102	144,725	0	15,124	1,232.00																						
2023	2023-300002511	HARLAND, MARC &	102	131,491	0	14,404	1,191.00																						
2022	2022-300002511	HARLAND, MARC &	102	116,680	0	13,718	1,128.00																						
2021	2021-300002511	HARLAND, MARC &	102	110,985	0	13,318	1,100.00																						
2020	2020-300002511	HARLAND, MARC	102	110,985	0	13,318	1,096.00																						
2019	2019-0002511	HARLAND, MARC	102	113,187		13,283	1,101.00																						
2018	2018-0002511	HARLAND, MARC	102	115,389		12,896	1,069.00																						
2017	2017-0002511	HARLAND, MARC	102	111,326		12,519	1,041.00																						
2016	2016-0002511	HARLAND, MARC	102	113,361		12,155	1,034.00																						
2015	2015-0002511	HARLAND, MARC	102	112,628		11,802	937.00																						
2014	2014-0002511	HARLAND, MARC	102	106,523		11,457	918.00																						
2013	2013-0002511	HARLAND, MARC	102	108,280		11,124	886.00																						



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Date 02/06/2026  
 Time 06:26:18  
 Page 2

Lot Data	Square-Foot - BUFFALO RANCHLENARD	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> <b>Non-Ag Acres</b> 1.54 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b>  <b>Method</b> Square-Foot <b>Base Lot Value</b> 67,082.40 x .35 = 23,479 <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b> 23,479		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	2 - Fair
<b>Quality</b>	3 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	2,238 / 2,238
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 3.0 /
<b>Basement Area</b>	1,040 Total, 1,040 Partition
<b>Garage Type</b>	600 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1980 / 55

HOUSE	5/23/2024
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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent Indicated Value</b>	

Multiple Regression	
<b>MRA Code</b>	
<b>Adusted R Indicated Value</b>	

Direct Comparables	
<b>Selection Model</b>	DEFAULT DEFAULT SELECTION MODEL
<b>Adjustment Model</b>	DEFAULT DEFAULT ADJUSTMENTS TABLE
<b>Comparables Indicated Value</b>	

Cost Approach		Manual :	
<b>Base Cost</b>	83.73	<b>Total Misc Impr</b>	+ 21,424
<b>Roofing Adj</b>	+ 3.66	<b>Garage Cost</b>	+ 15,616
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	= 312,001
<b>Heat/Cool Adj</b>	+ 10.77	<b>Depreciation ( 59%)</b>	- 184,081
<b>Plumbing Adj</b>	+ 5.91	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 18.79	<b>RCNLD</b>	= 127,920
<b>Adj Base Cost</b>	= 122.86	<b>Lot Value</b>	+ 23,479
<b>Total Area</b>	x 2,238	<b>Indicated Value</b>	= 151,399
<b>Adjusted Cost</b>	= 274,961	<b>Value Per SqFt</b>	67.65

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	127,920		
<b>Lot Value</b>	23,479		
<b>Indicated Value</b>	151,399	67.65	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	1,224		
<b>Total Value</b>	152,623	68.20	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1980	1	4,783.32		4,783
PATO	Slab Porch - Open	1337	15x12	1980	180	9.15		1,647
EPSW	Enclosed Porch - Solid Wall	1338	31x8	1980	248	58.57		14,525
PATO	Slab Porch - Open	1339	8x6	1980	48	9.78		469



Harper

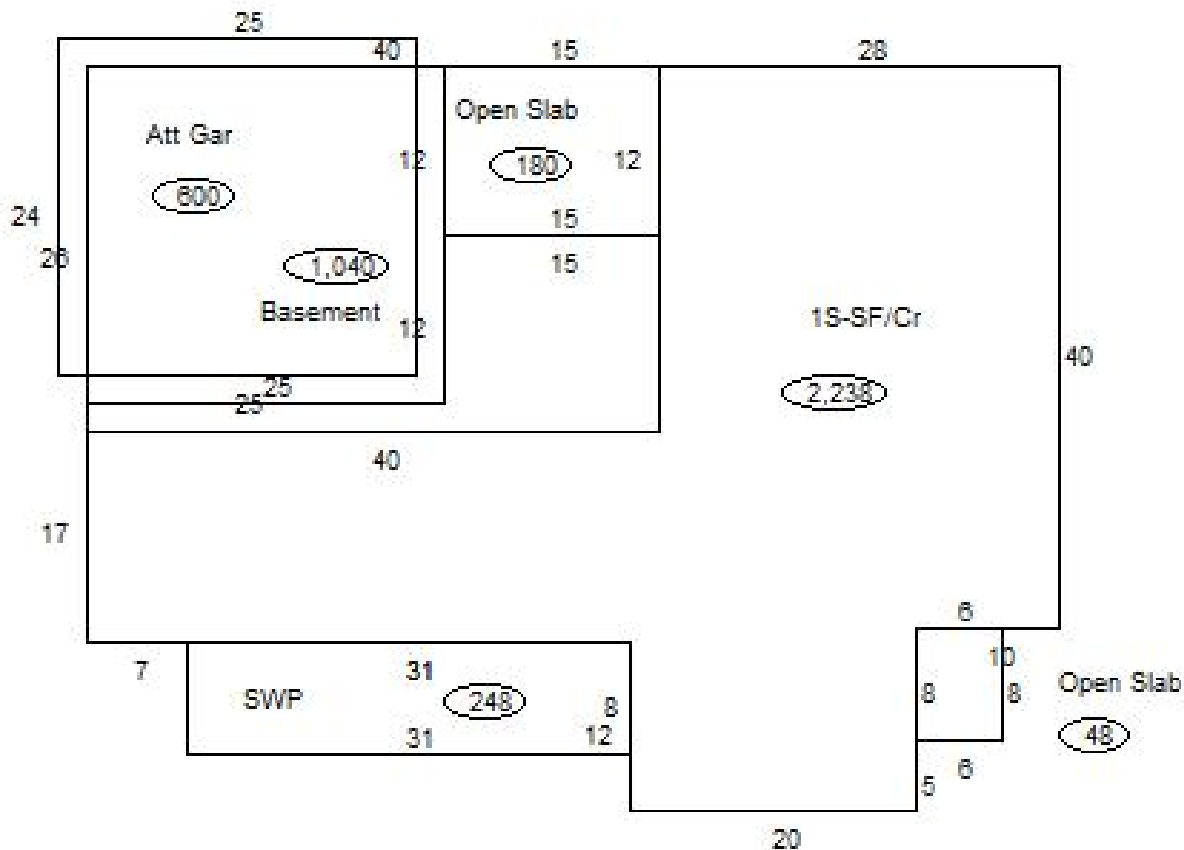
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Date 02/06/2026  
 Time 06:26:18  
 Page 3

Sketch Image

300002511



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		20	Att Gar	600	1.000	600
2	B			20	Basement	1,040	1.000	1,040
3	M	PATO		20	Open Slab	180	1.000	180
4	M	EPSW		20	SWP	248	1.000	248
5	M	PATO		20	Open Slab	48	1.000	48
6	R	1	Crawl	20	1S-SF/Cr	2,238	1.000	2,238
<b>Total Building Area</b>						2,238		2,238



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Time 06:26:18  
Page 4

300002511

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PACN	Paving - Concrete Drive	45x34x0			1,530	
	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 (4.00 x 1,530)	6,120		6,120	4,896	1,224