



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 300002512 Parcel ID 1100-00-001-008-0-004-00 Cadastral ID 1100-001-008-00-0-004-00 Property Type REAL - Real Property Property Class UR VI Area 4 Tax Area 201 - 4T-BUFFALO-C Name ID 13439 SPRADLIN, FRANK DALE & CAROL RENE SPRADLIN P O BOX 285 BUFFALO OK 73834-0000 Parcel Location Situs 1227N23W313 Subdivision RANCH ACRES Lot/Block 0008 / 0001 Parcel Size 2.03 - Acres Sec/Twn/Rng / / / Neighborhood 100300 - RANCHLENARDS School District 4-BUFFAL - 4-BUFFALO					<p>1100-00-001-008-0-004-00</p> <p>f:\pictures\1100-00-001-008-0-004-00-001-000-001.jpg 6/11/2018</p>																																																																																																																				
Legal Description Lat/Long: 36.83173379 -99.63344664 RANCH ACRES SOUTH PART OF TRACT 8 BOOK 728 PAGE 54																																																																																																																									
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Lot Data	Square-Foot - BUFFALO RANCHLENARD	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 2.03 Topography Street Access Utilities Amenities Method Square-Foot Base Lot Value 90,692.00 x .35 = 31,742 Factor Value Adjustments Lot Value 31,742		<p>1100-00-001-008-0-004-00</p> <p>f:\pictures\1100-00-001-008-0-004-00-001-000-001.jpg 6/11/2018</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,450 / 2,450
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,450
Fixture/RghIn	8 / 1
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	801 Attached Garage - Unfinished 3 Stalls
Remodel	
Year/Eff Age	2018 / 8

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	84.04	Total Misc Impr	+ 15,304
Roofing Adj	+ 3.66	Garage Cost	+ 20,324
Subfloor Adj	+ -1.76	Total RCN	= 282,392
Heat/Cool Adj	+ 10.77	Depreciation (8%)	- 22,591
Plumbing Adj	+ 4.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 259,801
Adj Base Cost	= 100.72	Lot Value	+ 31,742
Total Area	x 2,450	Indicated Value	= 291,543
Adjusted Cost	= 246,764	Value Per SqFt	119.00

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	259,801	
Lot Value	31,742	
Indicated Value	291,543	119.00 Per SqFt
Agland Value		
Site Improvements	13,853	
Total Value	305,396	124.65 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
PACN	Cnc. Pav Cls B	0	41x30		1,230	4.05		4,982
PACN	Cnc. Pav Cls B	0	54x4		216	5.40		1,166
PATC	Patio - Covered	4334	150		150	16.42		2,463
PATO	Raised Slab Porch - Open	4335	219		219	8.72		1,910



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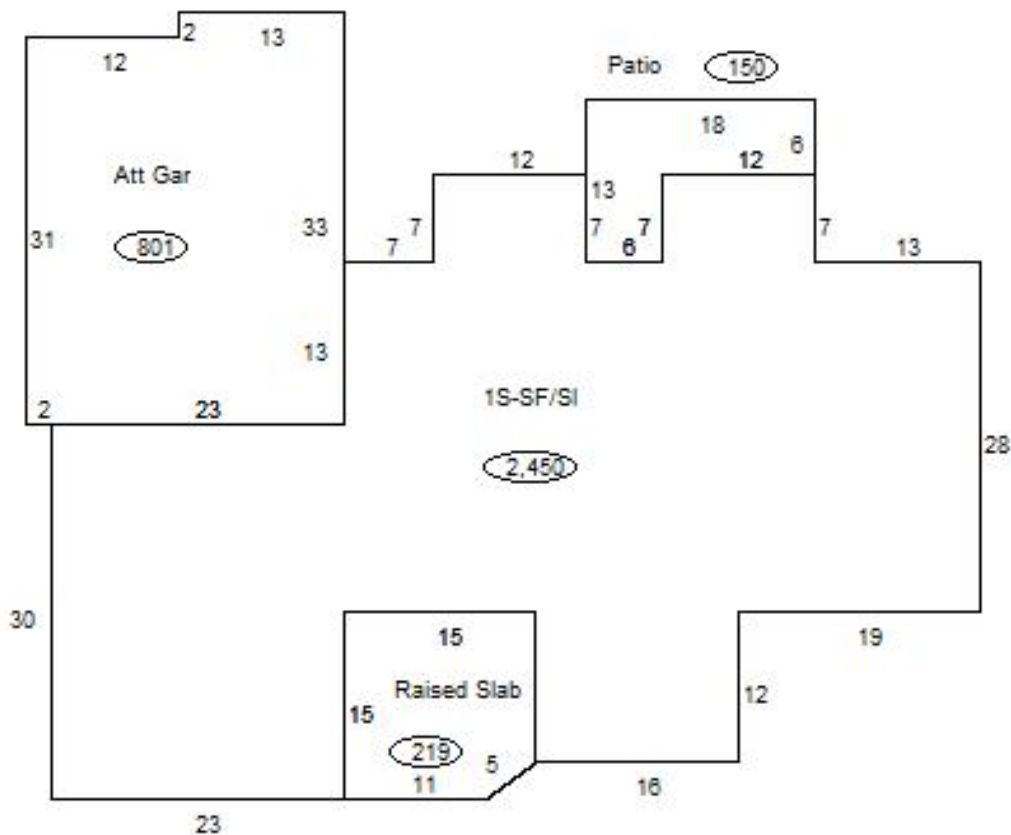
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Sketch Image

300002512



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	2,450	1.000	2,450
2	G	1		20	Att Gar	801	1.000	801
3	M	PATC		20	Patio	150	1.000	150
4	M	PATO		20	Raised Slab	219	1.000	219
Total Building Area						2,450		2,450



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPRV	Carport - RV	50x30x16	Dirt	Formed Metal	1,500
	Qual	3	Cond 3	Year 2022	Eff Age 4	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (7.23 x 1,500)		10,845	10,845	2,711	8,134
	SHDS	Yard Shed - Wood	20x16x8	Base	Composition Shingle	320
	Qual	3	Cond 3	Year 2020	Eff Age 6	
	Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD
	Base Cost (17.82 x 320)		5,702	5,702	1,597	4,105
	PACN	Paving - Drive **REMEASURE 2022	35x15x0			525
	Qual	3	Cond 3	Year 2018	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD
	Base Cost (4.16 x 525)		2,184	2,184	983	1,201
	PACN	Paving - Walkway **REMEASURE 2022	36x3x0			108
	Qual	3	Cond 3	Year 2018	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD
	Base Cost (6.95 x 108)		751	751	338	413