



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:26:23
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Assessment Data					Primary Image																																																																																																																				
Account 300002517 Parcel ID 0000-12-27N-23W-3-020-00 Cadastral ID 0000-27N-23W-12-3-020-00 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 102 - 4R-BUFFALO Name ID 13442 HARMON, BILLIE L. & KAREN KAYE HARMON, LIFE ESTATE P.O. BOX 264 BUFFALO OK 73834-0000 Parcel Location Situs 00508 W CIRCLE DR Subdivision Lot/Block / Parcel Size 1.35 - Acres Sec/Twn/Rng 12 / 27 / 23 / 3 Neighborhood 100300 - RANCHLENARDS School District 4-BUFFALO - 4-BUFFALO					<p>HOUSE 5/23/2024</p>																																																																																																																				
Legal Description Lat/Long: 36.93300136 -99.41700133 RANCH ACRES TRACT 19 BOOK 750 PAGE 650 BRADLEY LEROY HARMON, REMAINDERMAN																																																																																																																									
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Lot Data	Square-Foot - BUFFALO RANCHLENARD	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1.35 Topography Street Access Utilities Amenities Method Square-Foot Base Lot Value 58,806.00 x .35 = 20,582 Factor Value Adjustments Lot Value 20,582		

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% Split Level
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,684 / 2,684
Style	100% Split Level
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,684
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	960 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1973 / 59

HOUSE	5/23/2024
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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	71.20	Total Misc Impr	+ 5,132
Roofing Adj	+ 3.20	Garage Cost	+ 20,987
Subfloor Adj	+ -0.82	Total RCN	= 258,714
Heat/Cool Adj	+ 9.78	Depreciation (64%)	- 165,577
Plumbing Adj	+ 3.32	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 93,137
Adj Base Cost	= 86.66	Lot Value	+ 20,582
Total Area	x 2,684	Indicated Value	= 113,719
Adjusted Cost	= 232,595	Value Per SqFt	42.37

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	93,137		
Lot Value	20,582		
Indicated Value	113,719	42.37	Per SqFt
Agland Value			
Site Improvements	22,639		
Total Value	136,358	50.80	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	1342	84	1973	84	9.25		777
PATO	Slab Porch - Open	1343	20x7	1973	140	8.95		1,253
WODO	Wood Deck - Open	1344	32x5	1973	160	19.39		3,102



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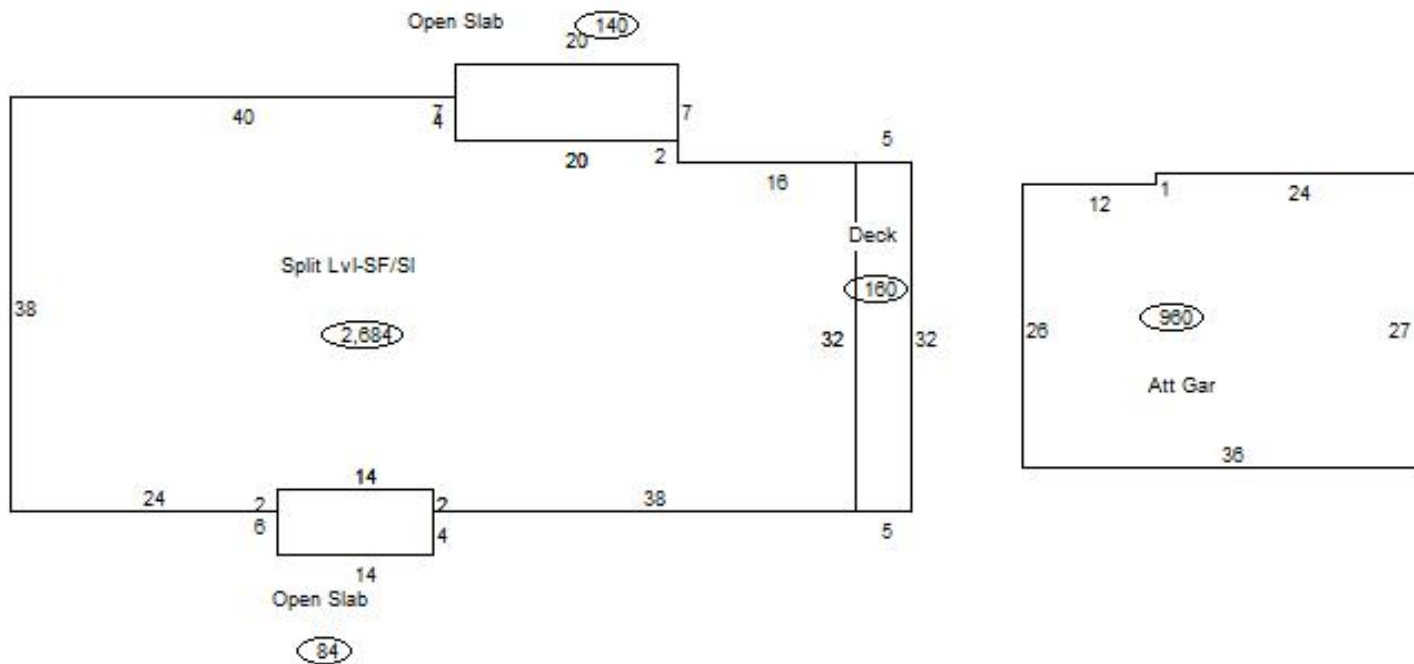
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Sketch Image

300002517



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	4	Slab	20	Split Lvl-SF/SI	2,684	1.000	2,684
2	M	PATO		20	Open Slab	84	1.000	84
3	M	PATO		20	Open Slab	140	1.000	140
4	M	WODO		20	Deck	160	1.000	160
5	G	1		20	Att Gar	960	1.000	960
Total Building Area						2,684		2,684



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PACN	Paving - Concrete Entry Shed	20x10x0			200	
	Qual	3	Cond 3	Year 2020	Eff Age 6		
	Valuation Summary		Modifier Total	RCN	Depr (32% Phys/ % Func)	RCNLD	
		Base Cost (5.63 x 200)	1,126		1,126	360	766
	UTIL	Utility Building LG	30x25x12	Concrete	Formed Metal	750	
	Qual	3	Cond 3	Year 2020	Eff Age 6		
	Valuation Summary		Modifier Total	RCN	Depr (11% Phys/ % Func)	RCNLD	
		Base Cost (28.96 x 750)	21,720		21,720	2,389	19,331
	PACN	Paving - Concrete Driveway	115x20x0			2,300	
	Qual	3	Cond 3	Year 2000	Eff Age 26		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (3.88 x 2,300)	8,924		8,924	7,139	1,785
	PACN	Paving - Concrete - Back sidewalk	122x4x0			488	
	Qual	3	Cond 3	Year 2000	Eff Age 26		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (4.17 x 488)	2,035		2,035	1,628	407
	PACN	Paving - Concrete-Garage entry	30x14x0			420	
	Qual	3	Cond 3	Year 1973	Eff Age 53		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (4.17 x 420)	1,751		1,751	1,401	350