



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:26:34  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300002530 <b>Parcel ID</b> 0000-14-27N-23W-4-001-00 <b>Cadastral ID</b> 0000-27N-23W-14-4-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 102 - 4R-BUFFALO <b>Name ID</b> 13448 HARPER, RAY F.  18961 E. 14 RD BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 1427N23W41 <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 160 - Acres <b>Sec/Twn/Rng</b> 14 / 27 / 23 / 4 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 4-BUFFAL - 4-BUFFALO																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.92281786 -99.44990698 SEC 14-27-23 SE4 BOOK 616 PAGE 354										<b>Building Permits</b> <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	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	1		
Topography			
Street Access			
Utilities			
Amenities			
Method	Acre		
Base Lot Value	1.00 x 5,000.00 = 5,000		
Factor Value			
Adjustments			
Lot Value	5,000		



HOUSE 5/9/2024

Residential Data	
Type	6 Mobile Home 77 x 30
Condition	3 - Average
Quality	3 - Average
Architecture	DWMH Multi-wide MH
Style	100% Double Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	2,310 / 2,310
Style	100% Double Wide
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	2011 / 15

### 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		

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	80,375		
Lot Value	5,000		
Indicated Value	85,375	36.96	Per SqFt
Agland Value	19,075		
Site Improvements			
Total Value	104,450	45.22	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	43.42	Total Misc Impr	+ 5,913
Roofing Adj	+ 2.03	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 123,654
Heat/Cool Adj	+ 1.60	Depreciation ( 35%)	- 43,279
Plumbing Adj	+ 3.93	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 80,375
Adj Base Cost	= 50.97	Lot Value	+ 5,000
Total Area	x 2,310	Indicated Value	= 85,375
Adjusted Cost	= 117,741	Value Per SqFt	36.96

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	One, Frame	0		2011	1	4,424.56		4,425
WODO	Wood Deck - Open	7595	10x6	2011	60	24.80		1,488



Harper

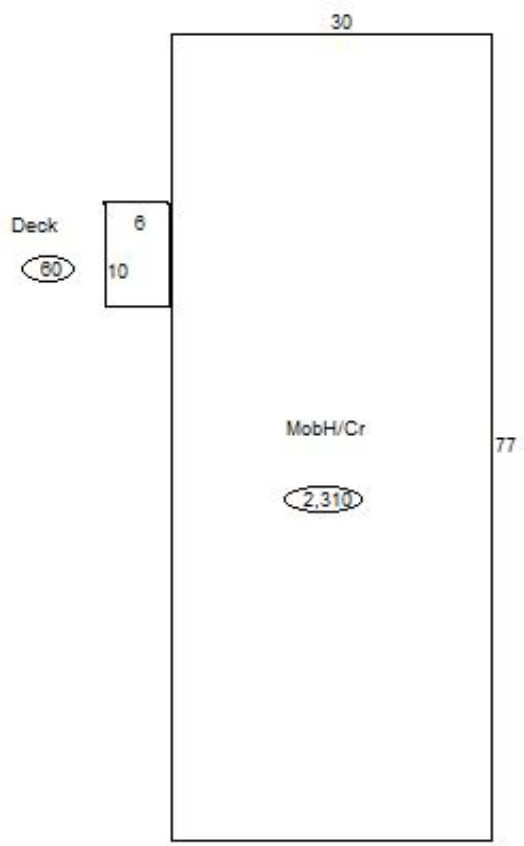
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Sketch Image

300002530



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14	Crawl	20	MobH/Cr	2,310	1.000	2,310
2	M	WODO		20	Deck	60	1.000	60
<b>Total Building Area</b>						<b>2,310</b>		<b>2,310</b>



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### Agland Inventory

300002530

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
LD	LOAMY ALLUVIAL LAND	IP	33			7.829	130	130	1,018	1,018
LD	LOAMY ALLUVIAL LAND	CR	33			.058	168	168	10	10
QA	QUINLAN LOAM	IP	11			.106	43	43	5	5
QC	QUINLAN-WDWARD 5-12%	CR	14			76.982	71	71	5,486	5,486
QC	QUINLAN-WDWARD 5-12%	IP	14			18.844	55	55	1,039	1,039
SA	ST.PAUL 0-1%	CR	60			12.413	305	305	3,791	3,791
W	WATER	IP	0			.887	0	0	0	0
WA	WOODWARD 1-3%	IP	43			1.062	169	169	180	180
WA	WOODWARD 1-3%	CR	43			20.700	219	219	4,531	4,531
WB	WOODWARD 3-8%	CR	33			12.504	168	168	2,100	2,100
WB	WOODWARD 3-8%	IP	33			1.849	130	130	240	240
WD	WOODWARD-QUINLAN3-8%	CR	23			5.767	117	117	675	675
<b>CR Totals</b>						159.000			19,075	19,075
<b>Total Agland</b>						159.000			19,075	19,075