



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 300002545 Parcel ID 0000-16-27N-23W-4-001-00 Cadastral ID 0000-27N-23W-16-4-001-00 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 102 - 4R-BUFFALO Name ID 13451 LAUER, C.A. & PAULA LAUER % DARLA YOUNG P O BOX 610 BUFFALO OK 73834-0000 Parcel Location Situs 01395 188 RD N Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 16 / 27 / 23 / 4 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO																																																																																																																									
Legal Description Lat/Long: 36.81795192 -99.70588111 SEC 16-27-23 TR IN SE4SE4																																																																																																																									
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1.5 Topography Street Access Utilities Amenities Method Acre Base Lot Value 1.50 x 3,583.33 = 5,375 Factor Value Adjustments Lot Value 5,375		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Frame, Siding, Wood 50% Veneer, Stone
Base/Total Area	2,128 / 2,128
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	680 Total, 680 Partition
Garage Type	
Remodel	
Year/Eff Age	1977 / 49

HOUSE	6/17/2025
-------	-----------

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	87.62	Total Misc Impr	+ 7,159
Roofing Adj	+ 3.88	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 260,880
Heat/Cool Adj	+ 10.77	Depreciation (54%)	- 140,875
Plumbing Adj	+ 4.61	Lump Sums	+ 0
Basement Adj	+ 12.36	RCNLD	= 120,005
Adj Base Cost	= 119.23	Lot Value	+ 5,375
Total Area	x 2,128	Indicated Value	= 125,380
Adjusted Cost	= 253,721	Value Per SqFt	58.92

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	120,005		
Lot Value	5,375		
Indicated Value	125,380	58.92	Per SqFt
Agland Value	443		
Site Improvements	94,981		
Total Value	220,804	103.76	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	Enclosed Porch - Solid Wall	1353	15x6	1990	90	59.68		5,371
PATC	Patio - Covered	1354	21x5	1990	105	17.03		1,788



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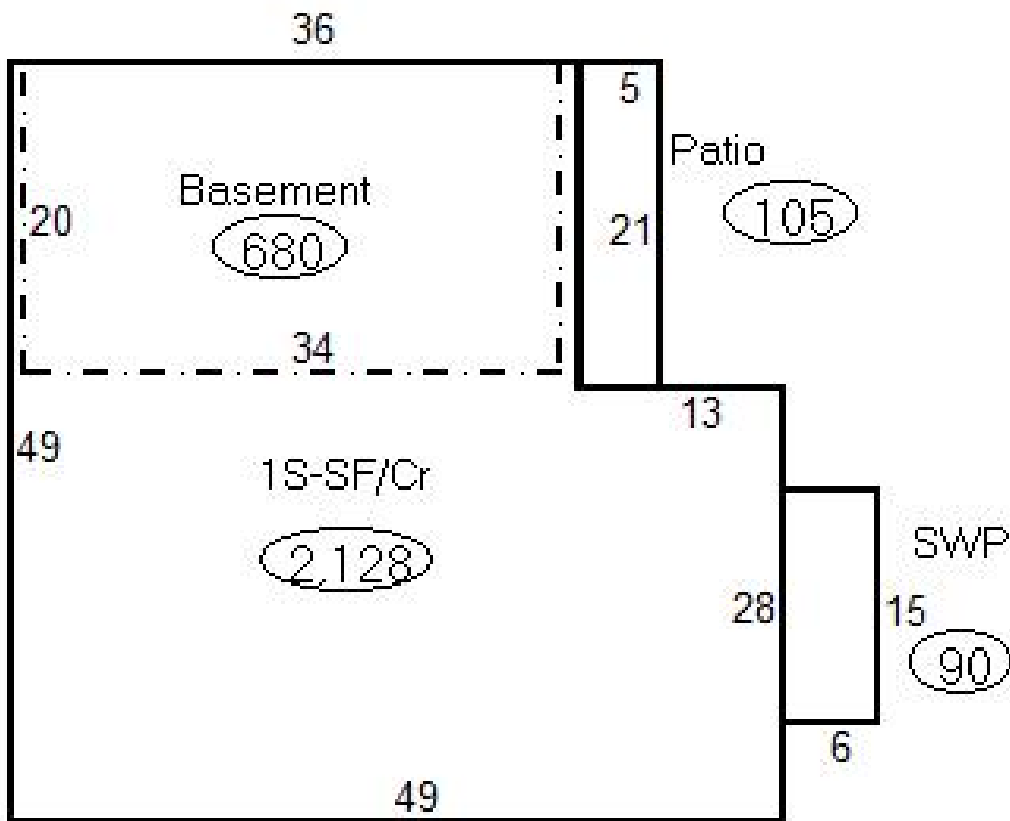
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Sketch Image

300002545



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	EPSW		20	SWP	90	1.000	90
2	M	PATC		20	Patio	105	1.000	105
3	B			20	Basement	680	1.000	680
4	R	1	Crawl	20	1S-SF/Cr	2,128	1.000	2,128
Total Building Area						2,128		2,128



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT Qual 2	Carport - Detached Cond 3	30x12x10 Year 2014	Gravel Eff Age 12	Formed Metal	360
			0			
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
	Base Cost (5.42 x 360) 1,951			1,951	1,015	936
	LNT0 Qual 3	Lean To - Attached Cond 3	90x36x14 Year 2013	Dirt Eff Age 13	Formed Metal	3,240
			0			
	Valuation Summary		Modifier Total	RCN	Depr (54% Phys/ % Func)	RCNLD
	Base Cost (6.38 x 3,240) 20,671			20,671	11,162	9,509
	UTIL Qual 3	Utility Building BLACK & RED Cond 3	56x60x14 Year 2013	Concrete Eff Age 13	Formed Metal	3,360
			0			
	Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD
	Base Cost (22.75 x 3,360) 76,440			76,440	21,403	55,037
	PACN Qual 3	Paving - Concrete SIDEWALK Cond 3	23x3x0 Year 2010			69
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (7.51 x 69) 518			518	414	104
	LOAF Qual 3	Loafing Shed - Horse Pen North Cond 3	60x15x8 Year 2005	Dirt Eff Age 21	Formed Metal	900
	Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD
	Base Cost (6.38 x 900) 5,742			5,742	3,503	2,239
	ASC Qual 3	Awing S of Eq Shed (1) Cond 3	16x11x6 Year 2005	Dirt Eff Age 16	Formed Metal	176
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
	Base Cost (4.09 x 176) 720			720	504	216
	BFT2 Qual 3	Bulk Feed Tank - Double 25 TON EACH Cond 3	0x0x0 Year 2003	Dirt Eff Age 23		50
			0			
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD
	Base Cost (318.22 x 50) 15,911			15,911	11,933	3,978

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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
 <p>0000-16-27N-23W-4-001-00 06-06-2017</p>	SHDS	Building No Value / GONE	10x8x8		Formed Metal	80	
	Qual	3	Cond 3	Year 2000	Eff Age 26		
		Valuation Summary	Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD	
		Base Cost (27.61 x 80)	2,209		2,209	1,546	663
 <p>0000-16-27N-23W-4-001-00 07/20/2021</p>	UTIL	Utility Building	72x45x16	Concrete	Galvanized Metal	3,240	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
		Valuation Summary	Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD	
		Base Cost (22.11 x 3,240)	71,636		71,636	49,429	22,207
	PACN	Paving - Concrete / EAST SIDEWALK	20x3x0	Concrete		60	
	Qual	3	Cond 3	Year 1977	Eff Age 49		
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (7.64 x 60)	458		458	366	92



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CA	CAREY SILT 1-3%	NP	50			1.736	160	160	278	278
QA	QUINLAN LOAM	NP	11			.307	35	35	11	11
WB	WOODWARD 3-8%	NP	33			1.457	106	106	154	154
NP Totals						3.500			443	443
Total Agland						3.500			443	443