




# 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	300002566				 <p>FRONT OF HOUSE 1/6/2026</p>									
Parcel ID	0000-21-27N-23W-4-001-00													
Cadastral ID	0000-27N-23W-21-4-001-00													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	3											
Tax Area	102 - 4R-BUFFALO													
Name ID	13459													
LAUER, C. A. AND PAULA J. LAUER														
P O BOX 610 BUFFALO OK 73834-0000														
Parcel Location														
Situs	01450 188 RD N													
Subdivision														
Lot/Block	/	Parcel Size	10 - Acres											
Sec/Twn/Rng	21 / 27 / 23 / 4													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.80894783 -99.69933977														
SEC.21-27-23 10 AC TRACT IN SE4 BOOK 630 PAGE 496														
Building Permits														
<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"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					630/496	OWENS 3-C, INC	10/01/2007	128,000	Q					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	11,750	11,750	12%	1,410	Assessed	24,755	1,949.21					
Year Frozen		Improvements	194,538	194,538		23,345	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-79.00					
TIF Project ID	0	Total Value	206,288	206,288		24,755	Total Taxable	23,755	1,870.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300002566	LAUER, C. A. AND	102	206,288	1000	23,755	1,870.00							
2024	2024-300002566	LAUER, C. A. AND	102	207,106	1000	23,852	1,942.00							
2023	2023-300002566	LAUER, C. A. AND	102	202,895	1000	23,347	1,931.00							
2022	2022-300002566	LAUER, C. A. AND	102	202,895	1000	22,933	1,886.00							
2021	2021-300002566	LAUER, C. A. AND	102	193,636	1000	22,236	1,836.00							
2020	2020-300002566	LAUER, C. A. AND	102	193,636	1000	22,236	1,830.00							
2019	2019-0002566	LAUER, C. A. AND	102	196,990		22,639	1,876.00							
2018	2018-0002566	LAUER, C. A. AND	102	207,049		23,433	1,943.00							
2017	2017-0002566	LAUER, C. A. AND	102	197,681		22,722	1,889.00							
2016	2016-0002566	LAUER, C. A. AND	102	200,776		23,093	1,965.00							
2015	2015-0002566	LAUER, C. A. AND	102	197,598		22,712	1,803.00							
2014	2014-0002566	LAUER, C. A. AND	102	197,598		22,712	1,820.00							
2013	2013-0002566	LAUER, C. A. AND	102	197,739		22,729	1,810.00							



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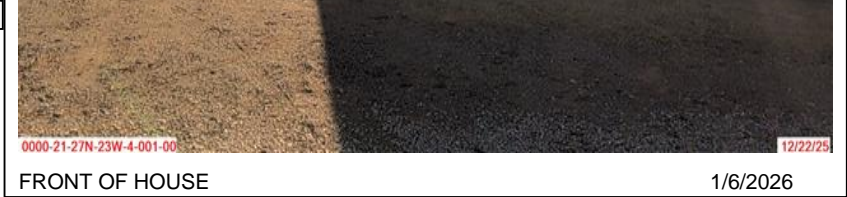
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 10 Topography Street Access Utilities Amenities  Method Acre Base Lot Value 10.00 x 1,175.00 = 11,750 Factor Value Adjustments Lot Value 11,750		<p>0000-21-27N-23W-4-001-00 12/22/25</p>

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,386 / 3,386
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	9 Clay Tile
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	567 Attached Garage - Finished
Remodel	PARTIAL -
Year/Eff Age	1965 / 58



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	82.17	Total Misc Impr	+ 12,336
Roofing Adj	+ 4.82	Garage Cost	+ 18,758
Subfloor Adj	+ 0.00	Total RCN	= 375,349
Heat/Cool Adj	+ 10.77	Depreciation ( 60%)	- 225,209
Plumbing Adj	+ 3.91	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 150,140
Adj Base Cost	= 101.67	Lot Value	+ 11,750
Total Area	x 3,386	Indicated Value	= 161,890
Adjusted Cost	= 344,255	Value Per SqFt	47.81

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	150,140		
Lot Value	11,750		
Indicated Value	161,890	47.81	Per SqFt
Agland Value			
Site Improvements	45,085		
Total Value	206,975	61.13	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1965	1	4,783.32		4,783
PRCH	Slab Porch - Covered	1368	4x3	1965	12	22.91		275
PATO	Slab Porch - Open	1371	357	1965	357	7.43		2,653
PRCH	Slab Porch - Covered	8098	23x5	1965	115	22.64		2,604
PATC	Patio - Covered	8099	15x8	2008	120	16.84		2,021



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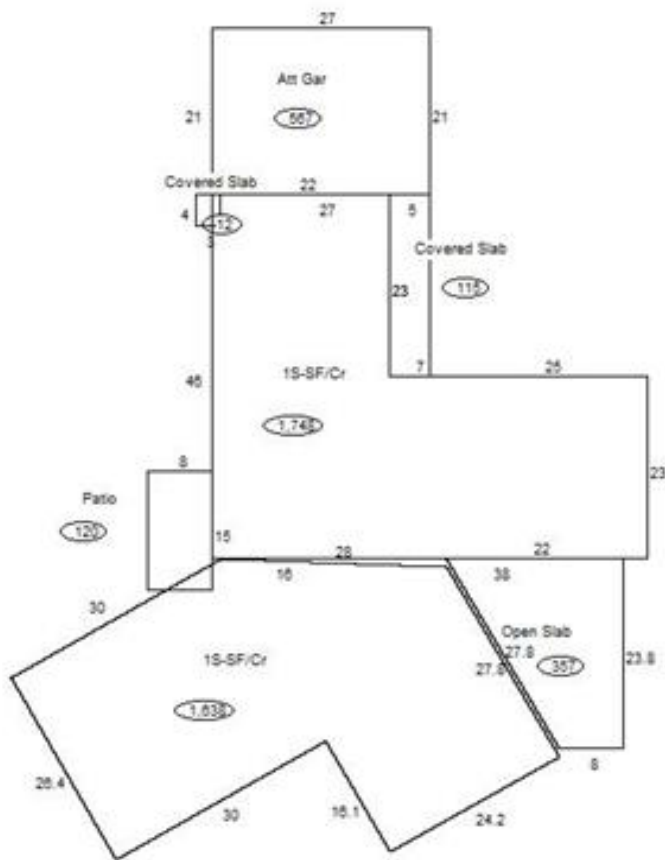
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		20	Att Gar	567	1.000	567
2	M	PRCH		20	Covered Slab	12	1.000	12
3	R	1	Crawl	20	1S-SF/Cr	1,638	1.000	1,638
4	R	1	Crawl	20	1S-SF/Cr	1,748	1.000	1,748
5	M	PATO		20	Open Slab	357	1.000	357
6	M	PRCH		20	Covered Slab	115	1.000	115
7	M	PATC		20	Patio	120	1.000	120
<b>Total Building Area</b>						<b>3,386</b>		<b>3,386</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	UTIL	Utility Building	50x40x16	Concrete	Formed Metal	2,000		
	Qual	4	Cond	4	Year	1990	Eff Age	29
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (57% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (28.53 x 2,000)		57,060		57,060	32,524	24,536	
	PACN	Paving - Concrete Drive	22x17x0			374		
	Qual	3	Cond	3	Year	1965	Eff Age	61
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.18 x 374)		1,563		1,563	1,250	313	
	PACN	Paving - Entr Shed (2 pads)	0x0x0			903		
	Qual	3	Cond	3	Year	1965	Eff Age	61
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.10 x 903)		3,702		3,702	2,962	740	
	UTIL	Utility Building	40x100x16	Concrete	Galvanized Metal	4,000		
	Qual	3	Cond	3	Year	1965	Eff Age	61
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (79% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (20.50 x 4,000)		82,000		82,000	64,780	17,220	
	LNT0	Lean To - Attached	20x100x12	Dirt	Galvanized Metal	2,000		
	Qual	3	Cond	3	Year	1965	Eff Age	61
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (5.69 x 2,000)		11,380		11,380	9,104	2,276	