



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 300002585 Parcel ID 0000-25-27N-23W-3-001-00 Cadastral ID 0000-27N-23W-25-3-001-00 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 102 - 4R-BUFFALO Name ID 13464 BUCKHAULTS, DARYL O. & KATHLEEN D. BUCKHAULTS PO BOX 681 BUFFALO OK 73834-0000 Parcel Location Situs 2527N23W31 Subdivision Lot/Block / Parcel Size 80 - Acres Sec/Twn/Rng 25 / 27 / 23 / 3 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO					<p>UTILITY BUILDING 11/12/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.80782420 -99.70125473 SEC.25-27-23 W2SW4 BOOK 623 PAGE 036																																																																																																																									
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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities Method Base Lot Value Factor Value Adjustments Lot Value	<p>0000-25-27N-23W-3-001-00 11/12/25</p>

Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

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	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 0
Total Area	x	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	6,167
Site Improvements	94,157
Total Value	100,324 0.00 Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	SOUTH WALKWAY	16x3x0			48
	Qual 3	Cond 3	Year 2025	Eff Age	1	
Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)		RCNLD
Base Cost (7.82 x 48)		375		375	19	356
	PACN	NORTH WALKWAY	20x3x0			60
	Qual 3	Cond 3	Year 2025	Eff Age	1	
Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)		RCNLD
Base Cost (7.64 x 60)		458		458	23	435
	PACN	GARAGE DOOR APPROACH EAST	15x45x0			675
	Qual 3	Cond 3	Year 2025	Eff Age	1	
Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)		RCNLD
Base Cost (4.13 x 675)		2,788		2,788	139	2,649
	UTIL	Utility Building NEW 2025	60x45x14	Concrete	Formed Metal	2,700
	Qual 3	Cond 3	Year 2025	Eff Age	1	
Valuation Summary		Modifier Total	RCN	Depr (1% Phys/ % Func)		RCNLD
Base Cost (23.63 x 2,700)		63,801		63,801	638	63,163
	LNT0	Lean To - ATTCH SOUTH	60x25x14		Formed Metal	1,500
	Qual 3	Cond 3	Year 2025	Eff Age	1	
Valuation Summary		Modifier Total	RCN	Depr (6% Phys/ % Func)		RCNLD
Base Cost (6.99 x 1,500)		10,485		10,485	629	9,856
	LNT0	Lean To - ATTCH NORTH	60x25x14		Formed Metal	1,500
	Qual 3	Cond 3	Year 2025	Eff Age	1	
Valuation Summary		Modifier Total	RCN	Depr (6% Phys/ % Func)		RCNLD
Base Cost (6.99 x 1,500)		10,485		10,485	629	9,856
	HAYS	Hay Shed - W OF EQUIP SHED	16x10x8		Formed Metal	160
	Qual 3	Cond 3	Year 2021	Eff Age	5	
Valuation Summary		Modifier Total	RCN	Depr (18% Phys/ % Func)		RCNLD
Base Cost (8.51 x 160)		1,362		1,362	245	1,117



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	HAYS	Hay Shed - E OF SHIP CONT. DOWN HILL	16x10x8		Formed Metal	160
	Qual 3	Cond 3	Year 2019	Eff Age	7	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (8.51 x 160)	1,362		1,362	341	1,021
	SHDS	Shipping/Storage Container	40x8x8			320
	Qual 3	Cond 3	Year 2015	Eff Age	11	
	Valuation Summary		Modifier Total	RCN	Depr (44% Phys/ % Func)	RCNLD
	Base Cost (19.22 x 320)	6,150		6,150	2,706	3,444
	HAYS	Hay Shed Open Sides	16x10x8		Formed Metal	160
	Qual 3	Cond 3	Year 2014	Eff Age	12	
	Valuation Summary		Modifier Total	RCN	Depr (41% Phys/ % Func)	RCNLD
	Base Cost (8.51 x 160)	1,362		1,362	558	804
	HAYS	Hay Shed Open Sides	34x10x8		Formed Metal	340
	Qual 3	Cond 3	Year 2010	Eff Age	16	
	Valuation Summary		Modifier Total	RCN	Depr (47% Phys/ % Func)	RCNLD
	Base Cost (8.08 x 340)	2,747		2,747	1,291	1,456



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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			2.914	160	160	466	466
LD	LOAMY ALLUVIAL LAND	NP	33			5.849	106	106	618	618
QA	QUINLAN LOAM	NP	11			11.140	35	35	392	392
QC	QUINLAN-WDWARD 5-12%	NP	14			26.603	45	45	1,192	1,192
WB	WOODWARD 3-8%	NP	33			32.333	106	106	3,414	3,414
WD	WOODWARD-QUINLAN3-8%	NP	23			1.161	74	74	85	85
NP Totals						80.000			6,167	6,167
Total Agland						80.000			6,167	6,167