



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																															
<b>Account</b> 300002684 <b>Parcel ID</b> 0000-11-27N-24W-1-002-00 <b>Cadastral ID</b> 0000-27N-24W-11-1-002-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 3 <b>Tax Area</b> 102 - 4R-BUFFALO <b>Name ID</b> 13513 FLORY, DELBERT D. & LELA J. PETERS  18350 E 12 RD ROSSTON OK 73855-0000  <b>Parcel Location</b> <b>Situs</b> 18350 E 12 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 80 - Acres <b>Sec/Twn/Rng</b> 11 / 27 / 24 / 1 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 4-BUFFAL - 4-BUFFALO																																																																				
<b>Legal Description</b> Lat/Long: 36.85202037 -99.82059756 SEC. 11-27-24 NE4NW4; NW4NE4 BOOK 564 PAGE 838										<b>HOUSE</b> 6/17/2025																																																										
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<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>	<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>																																																													
2025	2025-300002684	FLORY, DELBERT D. &	102	62,662	0	7,520	592.00																																																													
2024	2024-300002684	FLORY, DELBERT D. &	102	68,146	0	7,446	606.00																																																													
2023	2023-300002684	FLORY, DELBERT D. &	102	65,853	0	7,230	598.00																																																													
2022	2022-300002684	FLORY, DELBERT D. &	102	58,490	0	7,019	577.00																																																													
2021	2021-300002684	FLORY, DELBERT D. AND	102	59,479	0	7,138	589.00																																																													
2020	2020-300002684	FLORY, DELBERT D. AND	102	59,479	0	7,138	587.00																																																													
2019	2019-0002684	FLORY, DELBERT D. AND	102	59,479		7,137	592.00																																																													
2018	2018-0002684	FLORY, DELBERT D. AND	102	59,479		6,963	577.00																																																													
2017	2017-0002684	FLORY, DELBERT D. AND	102	56,337		6,760	562.00																																																													
2016	2016-0002684	FLORY, DELBERT D. AND	102	56,337		6,686	569.00																																																													
2015	2015-0002684	FLORY, DELBERT D. AND	102	55,290		6,491	515.00																																																													
2014	2014-0002684	FLORY, DELBERT D. AND	102	52,519		6,302	505.00																																																													
2013	2013-0002684	FLORY, DELBERT D. AND	102	50,750		5,911	471.00																																																													



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Lot Data	Acre - HomeSite and Tracts	Primary Image
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		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	768 / 768
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	768 Total, 768 Partition
Garage Type	
Remodel	PARTIAL -
Year/Eff Age	1940 / 69

HOUSE	6/17/2025
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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	100.84	Total Misc Impr	+ 1,748
Roofing Adj	+ 4.81	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 131,148
Heat/Cool Adj	+ 10.77	Depreciation ( 69%)	- 90,492
Plumbing Adj	+ 12.75	Lump Sums	+ 0
Basement Adj	+ 39.31	RCNLD	= 40,656
Adj Base Cost	= 168.49	Lot Value	+ 5,000
Total Area	x 768	Indicated Value	= 45,656
Adjusted Cost	= 129,400	Value Per SqFt	59.45

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	40,656		
Lot Value	5,000		
Indicated Value	45,656	59.45	Per SqFt
Agland Value	7,201		
Site Improvements	8,601		
Total Value	61,458	80.02	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
WODO	Wood Deck	8119	12x6	2010	72	24.28	1,748



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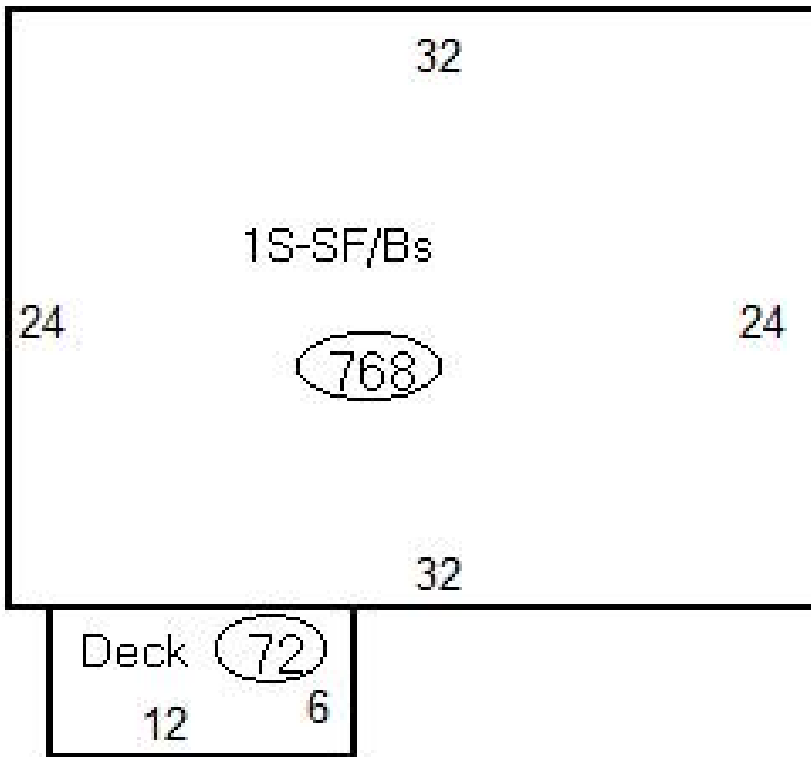
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Basement	13	1S-SF/Bs	768	1.000	768
2	M	WODO		13	Deck	72	1.000	72
<b>Total Building Area</b>						768		768



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	20x10x10	Base	Formed Metal	200	
	Qual	3	Cond 3	Year 2010	Eff Age 16		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (20.81 x 200)		4,162		4,162	2,164	1,998
	SHDS	Shed - Small / WOOD	8x7x6	Dirt	Formed Metal	56	
	Qual	3	Cond 3	Year 2010	Eff Age 16		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (25.90 x 56)		1,450		1,450	754	696
	GRDT	Garage - Detached	24x24x16	Dirt	Formed Metal	576	
	Qual	2	Cond 2	Year 2005	Eff Age 25		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (53% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (21.82 x 576)		12,568		12,568	6,661	5,907



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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%	IP	50			.035	197	197	7	7
OA	OTERO LOAMY SAND	IP	15			47.967	59	59	2,835	2,835
PD	PRATT LOAMY HUMMOCKY	IP	31			27.276	122	122	3,332	3,332
SD	SPUR LOAM	IP	70			3.722	276	276	1,027	1,027
<b>IP Totals</b>						79.000			7,201	7,201
<b>Total Agland</b>						79.000			7,201	7,201