




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:29:07
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Assessment Data					Primary Image																																																																																																																				
Account 300002705 Parcel ID 0000-15-27N-24W-4-002-00 Cadastral ID 0000-27N-24W-15-4-002-00 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 102 - 4R-BUFFALO Name ID 13523 SIMPSON, TYLER JOSEPH & LACEY DEVIN SIMPSON RT 1 BOX 49 BUFFALO OK 73834-0000 Parcel Location Situs 01395 US 64 HWY Subdivision Lot/Block / Parcel Size 4.1 - Acres Sec/Twn/Rng 15 / 27 / 24 / 4 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO					 <p>HOUSE 6/17/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.81308195 -99.93415298 SEC. 15-27-24 4.1 A TRACT IN SE4SE4 BK 714 PG 70, 4.1 A																																																																																																																									
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 4.1 Topography Street Access Utilities Amenities Method Acre Base Lot Value 4.10 x 1,786.59 = 7,325 Factor Value Adjustments Lot Value 7,325		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,550 / 2,550
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	540 Total
Garage Type	600 Built-In Garage
Remodel	
Year/Eff Age	1985 / 41

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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	158,088		
Lot Value	7,325		
Indicated Value	165,413	64.87	Per SqFt
Agland Value			
Site Improvements	39,804		
Total Value	205,217	80.48	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	81.33	Total Misc Impr	+ 18,559
Roofing Adj	+ 3.55	Garage Cost	+ 13,321
Subfloor Adj	+ 0.00	Total RCN	= 298,279
Heat/Cool Adj	+ 10.77	Depreciation (47%)	- 140,191
Plumbing Adj	+ 3.84	Lump Sums	+ 0
Basement Adj	+ 4.98	RCNLD	= 158,088
Adj Base Cost	= 104.47	Lot Value	+ 7,325
Total Area	x 2,550	Indicated Value	= 165,413
Adjusted Cost	= 266,399	Value Per SqFt	64.87

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WDBS	Wood Burning Stove	0		1985	1	1,874.09		1,874
EPKS	Enclosed Porch - Kneewall Screen	13523	38x12	2014	456	24.01		10,949
WODC	Wood Deck - Covered	13524	20x8	2014	160	35.85		5,736



Harper

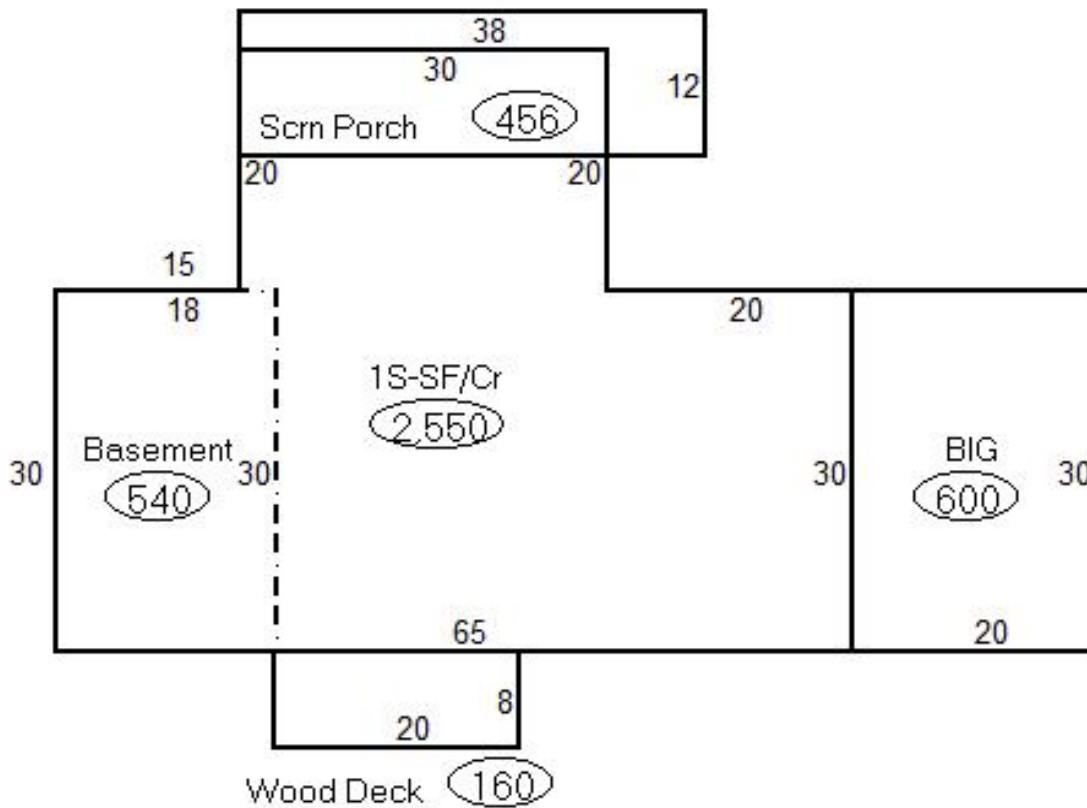
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Sketch Image

300002705



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	2,550	1.000	2,550
2	B	1		20	Basement	540	1.000	540
3	G	8		20	BIG	600	1.000	600
4	M	EPKS		20	Scrn Porch	456	1.000	456
5	M	WODC		20	Wood Deck	160	1.000	160
Total Building Area						2,550		2,550



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x12x8	Base	Composition Shingle	144
	Qual	3	Cond 3	Year 2022	Eff Age 4	
	Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD
	Base Cost (22.09 x 144)		3,181		3,181	604
		0				
		0				
	UTIL	Utility Building	50x32x16	Concrete	Formed Metal	1,600
	Qual	3	Cond 3	Year 2017	Eff Age 9	
	Valuation Summary		Modifier Total	RCN	Depr (17% Phys/ % Func)	RCNLD
	Base Cost (27.45 x 1,600)		43,920		43,920	7,466
		0				
		0				
	PACN	Paving - Concrete / EQUIP. DRIVEWAY	12x5x0	Concrete		60
	Qual	3	Cond 3	Year 2017	Eff Age 9	
	Valuation Summary		Modifier Total	RCN	Depr (51% Phys/ % Func)	RCNLD
	Base Cost (7.64 x 60)		458		458	234
	PACN	Paving - Concrete SIDEWALK	10x4x0	Concrete		40
	Qual	3	Cond 3	Year 1995	Eff Age 31	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (7.93 x 40)		317		317	254
	PACN	Paving - Concrete / SIDEWALK FROM GARAGE	6x4x0	Concrete		144
	Qual	3	Cond 3	Year 1995	Eff Age 31	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (6.43 x 144)		926		926	741
	PACN	Paving - Concrete / DRIVEWAY	18x20x0	Concrete		360
	Qual	3	Cond 3	Year 1995	Eff Age 31	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.18 x 360)		1,505		1,505	1,204