



# 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> 300002726 <b>Parcel ID</b> 0000-21-27N-24W-3-001-00 <b>Cadastral ID</b> 0000-27N-24W-21-3-001-00 <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> 25056 BRYANT, LORI LYNN & JASON RAY WEAVER  10012 FAWN HOLLOW RD MUSTANG, OK 73064-  <b>Parcel Location</b> <b>Situs</b> HWY 64 N. <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 160 - Acres <b>Sec/Twn/Rng</b> 21 / 27 / 24 / 3 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 4-BUFFAL - 4-BUFFALO																																																																																																																									
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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	2.5 - Fair
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,336 / 1,336
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	476 Total, 476 Partition
Garage Type	
Remodel	
Year/Eff Age	1940 / 95

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

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	79.53	Total Misc Impr	+ 7,315
Roofing Adj	+ 4.34	Garage Cost	+
Subfloor Adj	+ 0.99	Total RCN	= 159,619
Heat/Cool Adj	+ 9.78	Depreciation ( 80%)	- 127,695
Plumbing Adj	+ 6.66	Lump Sums	+ 0
Basement Adj	+ 12.72	RCNLD	= 31,924
Adj Base Cost	= 114.00	Lot Value	+ 5,000
Total Area	x 1,336	Indicated Value	= 36,924
Adjusted Cost	= 152,304	Value Per SqFt	27.64

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	31,924		
Lot Value	5,000		
Indicated Value	36,924	27.64	Per SqFt
Agland Value	10,595		
Site Improvements	44,388		
Total Value	91,907	68.79	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	1440	3x3	1940	9	9.25		83
CPDT	Carport - Detached	1441	20x14	1998	280	9.15		2,562
PATC	Patio - Covered	1442	18x16	1998	288	12.79		3,684
PRCH	Porch	1444	8x6	1940	48	20.54		986



Harper

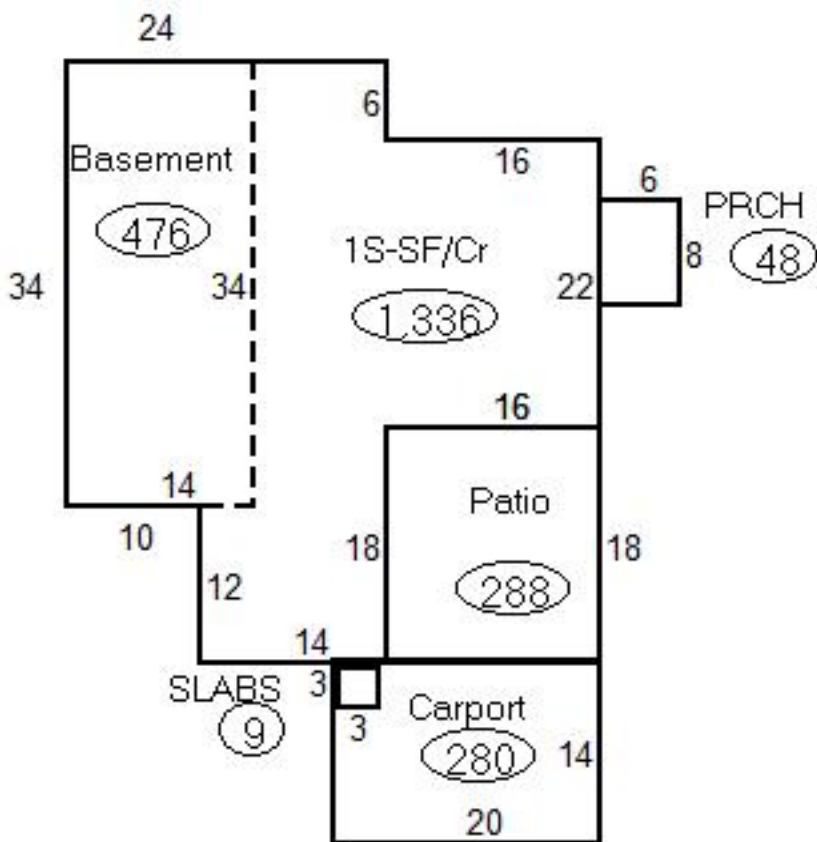
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	SLABS	9	1.000	9
2	M	CPDT		20	Carport	280	1.000	280
3	M	PATC		20	Patio	288	1.000	288
4	B			20	Basement	476	1.000	476
5	M	PRCH		20	PRCH	48	1.000	48
6	R	1	Crawl	20	1S-SF/Cr	1,336	1.000	1,336
<b>Total Building Area</b>						1,336		1,336



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	40x60x14	Concrete	Formed Metal	2,400
	Qual 4	Cond 3.5	Year 2004	Eff Age 20		
			0			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (26.92 x 2,400)		64,608	64,608	31,658	32,950
	SHDS	Shed - Small / 1/2 QUONSET	34x12x10	Concrete	Galvanized Metal	408
	Qual 3	Cond 3	Year 1970	Eff Age 56		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (16.99 x 408)		6,932	6,932	5,546	1,386
	SHDS	Shed - Small	16x8x8	Dirt	Formed Metal	128
	Qual 3	Cond 3	Year 1970	Eff Age 56		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (18.63 x 128)		2,385	2,385	1,908	477
	SHDS	Shed - Small / RED WOOD	34x10x8	Base	Composition Shingle	340
	Qual 3	Cond 3	Year 1970	Eff Age 56		
			0			
			0			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (17.71 x 340)		6,021	6,021	4,817	1,204
	GBST	Grain Bin 1000 BU GR BN	0x0x0	Dirt		1,000
	Qual 3	Cond 3	Year 1960	Eff Age 66		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (1.62 x 1,000)		1,620	1,620	1,296	324
	UTIL	Utility Building	40x25x10	Dirt	Galvanized Metal	1,000
	Qual 3	Cond 3	Year 1950	Eff Age 76		
			0			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (20.67 x 1,000)		20,670	20,670	16,536	4,134
	PACN	Paving - Concrete / SIDEWALK	35x3x0	Concrete		105
	Qual 3	Cond 3	Year 1940	Eff Age 86		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.00 x 105)		735	735	588	147



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Shed - Small / OLD GARAGE	27x20x8	Concrete	Galvanized Metal	540
	Qual	3	Cond 3	Year 1940	Eff Age 86	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (34.87 x 540)	18,830	18,830	15,064	3,766



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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
LD	LOAMY ALLUVIAL LAND	NP	33			4.678	106	106	494	494
MB	MANSIC CLAY 1-3%	CR	45			16.334	229	229	3,741	3,741
MB	MANSIC CLAY 1-3%	NP	45			2.511	144	144	362	362
MF	MANSKER-POTTER3-5%	NP	25			.088	80	80	7	7
MG	MANSKER-POTTER 5-20%	CR	15			3.641	76	76	278	278
MG	MANSKER-POTTER 5-20%	NP	15			64.392	48	48	3,091	3,091
PD	PRATT LOAMY HUMMOCKY	NP	31			1.065	99	99	106	106
QA	QUINLAN LOAM	NP	11			33.174	35	35	1,168	1,168
TD	TIVOLI FINE SAND	NP	13			32.402	42	42	1,348	1,348
W	WATER	NP	0			.717	0	0	0	0
<b>NP Totals</b>						159.000			10,595	10,595
<b>Total Agland</b>						159.000			10,595	10,595