



# 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> 300002740 <b>Parcel ID</b> 0000-24-27N-24W-2-001-00 <b>Cadastral ID</b> 0000-27N-24W-24-2-001-00 <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> 13537 STRAIN, MAX DEAN & NORMA STRAIN, & JUDY LUTZ  RT 1 BOX 72 GOODWELL OK 73939-0000  <b>Parcel Location</b> <b>Situs</b> 01432 HWY 64 N. <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 80 - Acres <b>Sec/Twn/Rng</b> 24 / 27 / 24 / 2 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 4-BUFFAL - 4-BUFFALO																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.81291100 -99.93393007																																																																																																																									
<b>Legal Description</b> SEC. 24-27-24 W2NW4 BOOK 749 PAGE 100 (TRANSFER ON DEATH SHAWN DEAN STRAIN & SARAH JANE GREEN UND 1/2 INT)					<b>Building Permits</b> <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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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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		 <p>0000-24-27N-24W-2-001-00            06/16/2025            ACCT. # 2740</p>

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,118 / 1,118
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	ROOF -
Year/Eff Age	1950 / 69

HOUSE 6/16/2025

### 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	36,994		
Lot Value	5,000		
Indicated Value	41,994	37.56	Per SqFt
Agland Value	16,886		
Site Improvements	5,045		
Total Value	63,925	57.18	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	92.23	Total Misc Impr	+ 2,280
Roofing Adj	+ 5.03	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 119,335
Heat/Cool Adj	+ 1.73	Depreciation ( 69%)	- 82,341
Plumbing Adj	+ 5.71	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 36,994
Adj Base Cost	= 104.70	Lot Value	+ 5,000
Total Area	x 1,118	Indicated Value	= 41,994
Adjusted Cost	= 117,055	Value Per SqFt	37.56

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	1449	8x5	1950	40	22.83		913
PRCH	Porch	1450	10x6	1950	60	22.78		1,367



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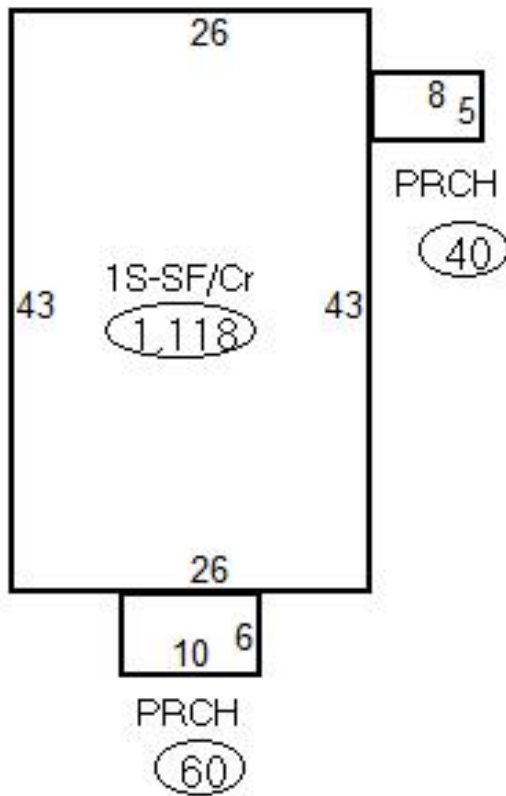
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,118	1.000	1,118
2	M	PRCH		20	PRCH	40	1.000	40
3	M	PRCH		20	PRCH	60	1.000	60
<b>Total Building Area</b>						<b>1,118</b>		<b>1,118</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	36x26x10	Concrete	Galvanized Metal	936
	Qual 2	Cond 2	Year 1970	Eff Age 67		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (24.34 x 936)	22,782	22,782	18,226	4,556
	SHDS	Shed - Small	12x12x6	Base	Galvanized Metal	144
	Qual 2	Cond 2	Year 1970	Eff Age 67		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (16.98 x 144)	2,445	2,445	1,956	489



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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
PD	PRATT LOAMY HUMMOCKY	CR	31			3.963	158	158	625	625
PD	PRATT LOAMY HUMMOCKY	NP	31			3.277	99	99	325	325
SD	SPUR LOAM	CR	70			25.646	356	356	9,138	9,138
SD	SPUR LOAM	NP	70			4.248	224	224	952	952
WA	WOODWARD 1-3%	CR	43			15.758	219	219	3,449	3,449
WA	WOODWARD 1-3%	NP	43			1.639	138	138	226	226
WD	WOODWARD-QUINLAN3-8%	CR	23			8.508	117	117	996	996
WD	WOODWARD-QUINLAN3-8%	NP	23			15.962	74	74	1,175	1,175
<b>NP Totals</b>						79.000			16,886	16,886
<b>Total Agland</b>						79.000			16,886	16,886