



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 300003063 Parcel ID 0000-03-28N-21W-1-001-00 Cadastral ID 0000-28N-21W-03-1-001-00 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 102 - 4R-BUFFALO Name ID 13669 APPLETON, DARREN RAY & DALE ALAN 11301 WEST FOX DRIVE ENID OK 73703-0000 Parcel Location Situs 328N21W11 Subdivision Lot/Block / Parcel Size 166 - Acres Sec/Twn/Rng 3 / 28 / 21 / 1 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO																																																																																																																									
Legal Description Lat/Long: 36.90565818 -99.41044613 SEC.3-28-21 LOTS 1-2; S2NE4 BOOK 752 PAGE 444 (DARREN RAY APPPLETON UND 1/2 INT, DALE ALAN APPPLETON UND 1/2)																																																																																																																									
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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	2.75 - Fair
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	936 / 936
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	936 Total, 832 Partition
Garage Type	480 Detached Garage - Finished
Remodel	
Year/Eff Age	1950 / 80

HOUSE	5/23/2024
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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	88.22	Total Misc Impr	+ 3,140
Roofing Adj	+ 4.09	Garage Cost	+ 15,883
Subfloor Adj	+ 1.05	Total RCN	= 156,409
Heat/Cool Adj	+ 9.78	Depreciation (79%)	- 123,563
Plumbing Adj	+ 9.49	Lump Sums	+ 0
Basement Adj	+ 34.15	RCNLD	= 32,846
Adj Base Cost	= 146.78	Lot Value	+ 5,000
Total Area	x 936	Indicated Value	= 37,846
Adjusted Cost	= 137,386	Value Per SqFt	40.43

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	32,846		
Lot Value	5,000		
Indicated Value	37,846	40.43	Per SqFt
Agland Value	16,075		
Site Improvements	21,834		
Total Value	75,755	80.93	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	Encl Porch - Solid Wall	7695	8x6	1950	48	54.02		2,593
RSPC	Raised Slab Porch - Covered	7696	5x3	1950	15	36.46		547



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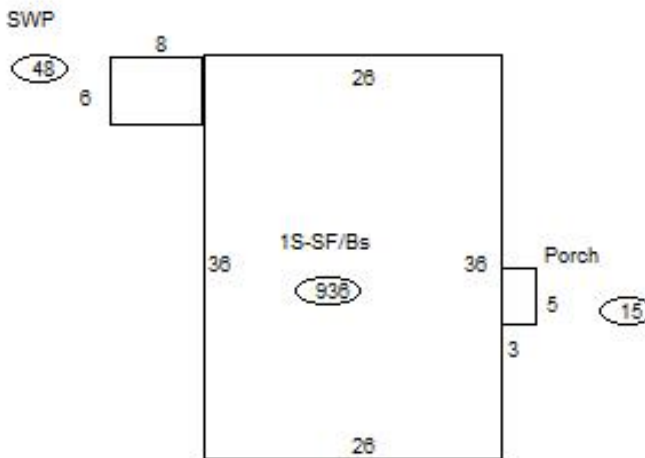
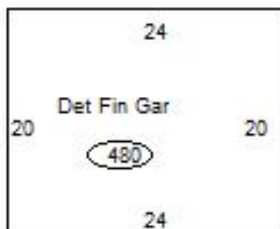
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Sketch Image

300003063



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Basement	20	1S-SF/Bs	936	1.000	936
2	M	EPSW		20	SWP	48	1.000	48
3	M	RSPC		20	Porch	15	1.000	15
4	G	6		20	Det Fin Gar	480	1.000	480
Total Building Area						936		936



Harper


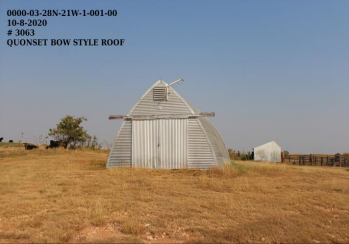


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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	Loafing Shed	24x12x6	Dirt	Galvanized Metal	288
	Qual 3	Cond 3	Year 1990	Eff Age 36		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (5.65 x 288) 1,627			1,627	1,302	325
 <small>0000-03-28N-21W-1-001-00 10-8-2020 # 3982 QUONSET BOW STYLE ROOF</small>	QUON	Quonset METAL-NO FLOOR	28x18x10	Dirt	Galvanized Metal	476
	Qual 3	Cond 3	Year 1960	Eff Age 66		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (12.51 x 476) 5,955			5,955	4,764	1,191
	PACN	Paving - Concrete TO GARAGE	20x20x0	Concrete		400
	Qual 3	Cond 3	Year 1950	Eff Age 76		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.17 x 400) 1,668			1,668	1,334	334
	UTIL	Utility Building	90x54x14	Concrete	Formed Metal	4,860
	Qual 3	Cond 3	Year 1940	Eff Age 86		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (20.56 x 4,860) 99,922			99,922	79,938	19,984



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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
CC	COTTONWOOD	NP	5			.357	16	16	6	6
CC	COTTONWOOD	CR	5			2.480	25	25	63	63
QA	QUINLAN LOAM	NP	11			.718	35	35	25	25
QA	QUINLAN LOAM	CR	11			.560	56	56	31	31
QC	QUINLAN-WDWARD 5-12%	NP	14			34.678	45	45	1,554	1,554
QC	QUINLAN-WDWARD 5-12%	CR	14			66.463	71	71	4,736	4,736
WA	WOODWARD 1-3%	CR	43			.030	219	219	7	7
WA	WOODWARD 1-3%	NP	43			1.824	138	138	251	251
WB	WOODWARD 3-8%	CR	33			52.716	168	168	8,855	8,855
WB	WOODWARD 3-8%	NP	33			5.176	106	106	547	547
NP Totals						165.000			16,075	16,075
Total Agland						165.000			16,075	16,075