



# 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> 300003115 <b>Parcel ID</b> 0000-17-28N-21W-2-001-00 <b>Cadastral ID</b> 0000-28N-21W-17-2-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 102 - 4R-BUFFALO <b>Name ID</b> 25610 P.T.K. REAL ESTATE LLC  19832 EW 7 RD BUFFALO OK 73834-					<p>0000-17-28N-21W-2-001-00 11/12/25</p>																																																																																																																				
<b>Parcel Location</b> <b>Situs</b> 1728N21W21 <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 160 - Acres <b>Sec/Twn/Rng</b> 17 / 28 / 21 / 2 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 4-BUFFAL - 4-BUFFALO																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.90331790 -99.52108125 SEC.17-28-21 NW4 BOOK 783 PAGE 654					<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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## Assessment Property Record Card for Tax Year 2026

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Lot Data		Acre - HomeSite and Tracts		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	2							
Topography								
Street Access								
Utilities								
Amenities								
Method	Acre							
Base Lot Value	2.00 x 2,875.00 = 5,750							
Factor Value								
Adjustments								
Lot Value	5,750			0000-17-28N-21W-2-001-00		11/12/25		
<b>Residential Data</b>				OLD HOME REMODELED 11/12/2025				
Type	1 Single Family Residence			<b>GRM Approach</b>				
Condition	4 - Good			GRM Code				
Quality	3 - Average			Gross Rent				
Architecture	TRAD TRADITIONAL			Indicated Value				
Style	100% One Story			<b>Multiple Regression</b>				
Exterior Wall	100% Frame, Siding, Metal			MRA Code				
Base/Total Area	1,818 / 1,818			Adusted R				
Style	100% One Story			Indicated Value				
HVAC	100% Warmed & Cooled Air			<b>Direct Comparables</b>				
Roof Cover	4 Metal, Preformed			Selection Model				
Area on Slab	0			DEFAULT DEFAULT SELECTION MODEL				
Fixture/RghIn	5 /			Adjustment Model				
Bed/F/H Bath	2 / 1.0 /			DEFAULT DEFAULT ADJUSTMENTS TABLE				
Basement Area	1,818 Total, 1,818 Partition			Comparables				
Garage Type				Indicated Value				
Remodel	STANDARD -			<b>Value Reconciliation</b>				
Year/Eff Age	1948 / 47			Selected Approach				
<b>Cost Approach</b>		<b>Manual :</b>		Cost Approach				
Base Cost	80.46	Total Misc Impr	+ 15,999	Improvements				
Roofing Adj	+ 4.46	Garage Cost	+ 0	129,509				
Subfloor Adj	+ 0.00	Total RCN	= 269,810	Lot Value				
Heat/Cool Adj	+ 10.77	Depreciation ( 52%)	- 140,301	5,750				
Plumbing Adj	+ 3.51	Lump Sums	+ 0	Indicated Value				
Basement Adj	+ 40.41	RCNLD	= 129,509	135,259				
Adj Base Cost	= 139.61	Lot Value	+ 5,750	74.40 Per SqFt				
Total Area	x 1,818	Indicated Value	= 135,259	Agland Value				
Adjusted Cost	= 253,811	Value Per SqFt	74.40	18,252				
				Site Improvements				
				14,268				
				Total Value				
				167,779				
				92.29 Total Value Per SqFt				
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	13613	1247	2025	1,247	12.83		15,999



Harper

Assessment Property Record Card for Tax Year 2026

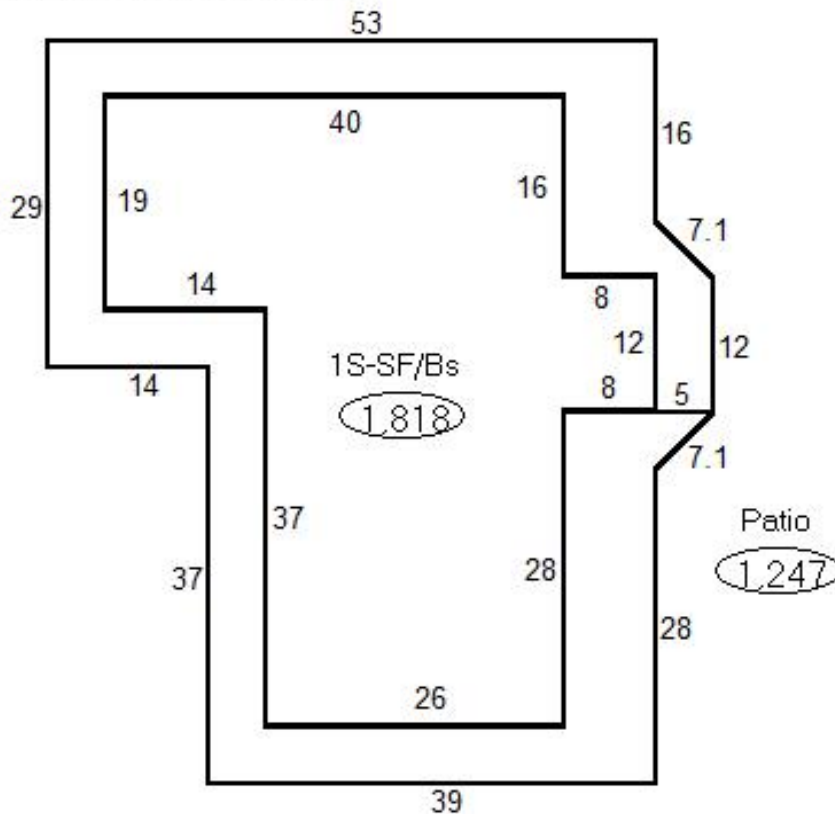
Data provided by SHAYLYN WEDER County Assessor

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Sketch Image

300003115

1948 HOME REMODEL 2025



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Basement	20	1S-SF/Bs	1,818	1.000	1,818
2	M	PATC		20	Patio	1,247	1.000	1,247
3	N	0		20	1948 HOME REMODEL 2025		0.000	
<b>Total Building Area</b>						1,818		1,818



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## Assessment Property Record Card for Tax Year 2026

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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed, Metal Good Roof	32x30x10	Concrete	Galvanized Metal	960	
	Qual	3	Cond 3	Year 1950	Eff Age 76		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (16.53 x 960)	15,869		15,869	12,695	3,174
	SHDS	Shed, Metal Rust Roof North	40x22x10	Concrete	Galvanized Metal	880	
	Qual	3	Cond 3	Year 1950	Eff Age 76		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (16.53 x 880)	14,546		14,546	11,637	2,909
	SHDS	Yard Shed - Metal at Pens	41x25x10	Concrete	Galvanized Metal	1,025	
	Qual	3	Cond 3	Year 1950	Eff Age 76		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (16.53 x 1,025)	16,943		16,943	13,554	3,389
 <small>0000-17-28N-21W-2-001-00 3115 11/30/2020</small>	SHDS	Yard Shed - Wood S of Pens	14x12x8	Dirt	Galvanized Metal	168	
	Qual	3	Cond 3	Year 1950	Eff Age 76		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (16.32 x 168)	2,742		2,742	2,194	548
	SHDS	Yard Shed - Metal N of House	32x20x10	Concrete	Galvanized Metal	640	
	Qual	3	Cond 2	Year 1950	Eff Age 91		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (16.53 x 640)	10,579		10,579	8,463	2,116
	GRDT	Garage - Detached East of House	18x13x8	Concrete	Galvanized Metal	234	
	Qual	3	Cond 3	Year 1950	Eff Age 76		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (45.56 x 234)	10,661		10,661	8,529	2,132



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Lot Data	Acre - Exempt	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities  Method Acre Base Lot Value Factor Value Adjustments Lot Value		

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, Metal
Base/Total Area	700 / 700
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	700
Fixture/RghIn	5 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	875 Built-In Garage
Remodel	
Year/Eff Age	2025 / 1

0000-17-28N-21W-2-001-00	11/12/25
NEW HOME	11/12/2025

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	

Cost Approach		Manual :	
Base Cost	104,74	Total Misc Impr	+ 5,568
Roofing Adj	+ 5.82	Garage Cost	+ 18,943
Subfloor Adj	+ -2.36	Total RCN	= 114,167
Heat/Cool Adj	+ 10.77	Depreciation ( 1%)	- 1,142
Plumbing Adj	+ 9.11	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 113,025
Adj Base Cost	= 128.08	Lot Value	+ 113,025
Total Area	x 700	Indicated Value	= 113,025
Adjusted Cost	= 89,656	Value Per SqFt	161.46

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	113,025		
Lot Value			
Indicated Value	113,025	161.46	Per SqFt
Agland Value			
Site Improvements	1,191		
Total Value	114,216	163.17	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	13615	25x10		250	22.27		5,568



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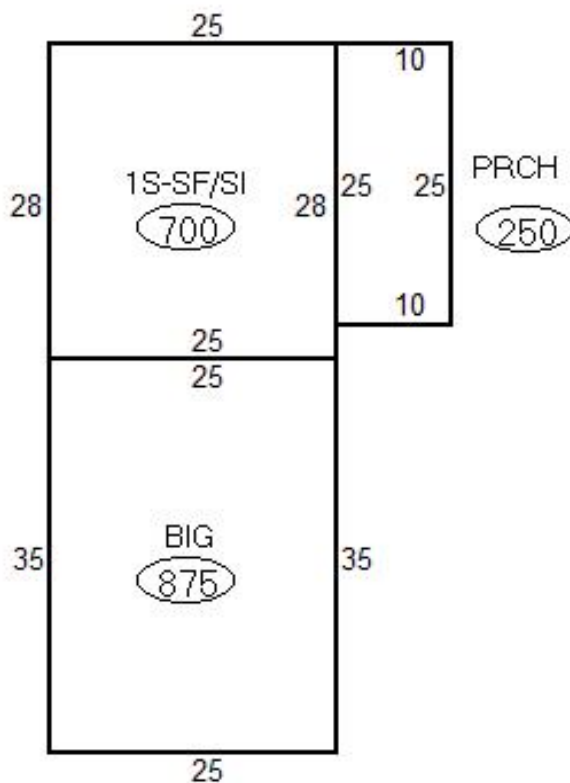
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Sketch Image

300003115

HOME BUILT 2025



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	700	1.000	700
2	M	PRCH		20	PRCH	250	1.000	250
3	G	8		20	BIG	875	1.000	875
4	N	0		20	HOME BUILT 2025		0.000	
<b>Total Building Area</b>						700		700



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	CONCRETE APPROACH	35x8x0			280
	Qual 3	Cond 3	Year 2025	Eff Age 1		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.48 x 280)		1,254	1,254	63		1,191



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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%	CR	50			14.824	255	255	3,773	3,773
CA	CAREY SILT 1-3%	NP	50			4.176	160	160	668	668
LD	LOAMY ALLUVIAL LAND	CR	33			.191	168	168	32	32
LD	LOAMY ALLUVIAL LAND	NP	33			11.064	106	106	1,168	1,168
QA	QUINLAN LOAM	CR	11			31.541	56	56	1,766	1,766
QA	QUINLAN LOAM	NP	11			26.791	35	35	943	943
QC	QUINLAN-WDWARD 5-12%	CR	14			9.047	71	71	645	645
QC	QUINLAN-WDWARD 5-12%	NP	14			3.338	45	45	150	150
SA	ST.PAUL 0-1%	NP	60			.724	192	192	139	139
SA	ST.PAUL 0-1%	CR	60			7.605	305	305	2,323	2,323
W	WATER	CR	0			.232	0	0	0	0
W	WATER	NP	0			5.022	0	0	0	0
WB	WOODWARD 3-8%	CR	33			33.673	168	168	5,656	5,656
WB	WOODWARD 3-8%	NP	33			5.845	106	106	617	617
WD	WOODWARD-QUINLAN3-8%	CR	23			1.907	117	117	223	223
WD	WOODWARD-QUINLAN3-8%	NP	23			2.021	74	74	149	149
<b>NP Totals</b>						158.000			18,252	18,252
<b>Total Agland</b>						158.000			18,252	18,252