



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	300003185									
Parcel ID	0000-35-28N-21W-2-001-00									
Cadastral ID	0000-28N-21W-35-2-001-00									
Property Type	REAL - Real Property									
Property Class	RR	VI Area	2							
Tax Area	102 - 4R-BUFFALO									
Name ID	13723									
HINTHER, GARY L. ETUX.										
1014 N 201 RD										
BUFFALO OK 73834-0000										
Parcel Location					HOUSE 6/12/2024					
Situs	01014 201 RD N									
Subdivision										
Lot/Block	/	Parcel Size	7.3 - Acres							
Sec/Twn/Rng	35 / 28 / 21 / 2									
Neighborhood	1000 - COUNTY									
School District	4-BUFFAL - 4-BUFFALO									
Legal Description					Building Permits					
Lat/Long: 36.86862066 -99.39235924										
SEC. 35-28-21 7.30 ACRE TRACT NW4										
Exemptions					Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
H	Homestead	Yes	1,000	1,000						
Parcel Valuation										
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax		
Remove Cap		Land Value	9,725	9,725	12%	1,167	Assessed	16,762	1,319.84	
Year Frozen		Improvements	143,571	129,963		15,595	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-79.00	
TIF Project ID	0	Total Value	153,296	139,688		16,762	Total Taxable	15,762	1,241.00	
Assessment History										
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax			
2025	2025-300003185	HINTHER, GARY L. ETUX.	102	153,296	1000	15,274	1,203.00			
2024	2024-300003185	HINTHER, GARY L. ETUX.	102	152,289	1000	14,800	1,205.00			
2023	2023-300003185	HINTHER, GARY L. ETUX.	102	129,104	1000	14,340	1,186.00			
2022	2022-300003185	HINTHER, GARY L. ETUX.	102	124,112	1000	13,893	1,143.00			
2021	2021-300003185	HINTHER, GARY L. ETUX.	102	122,765	1000	13,732	1,134.00			
2020	2020-300003185	HINTHER, GARY L. ETUX.	102	122,765	1000	13,732	1,130.00			
2019	2019-0003185	HINTHER, GARY L. ETUX.	102	124,033		13,884	1,151.00			
2018	2018-0003185	HINTHER, GARY L. ETUX.	102	126,569		14,108	1,170.00			
2017	2017-0003185	HINTHER, GARY L. ETUX.	102	124,423		13,668	1,136.00			
2016	2016-0003185	HINTHER, GARY L. ETUX.	102	107,323		11,248	957.00			
2015	2015-0003185	HINTHER, GARY L. ETUX.	102	110,795		10,892	865.00			
2014	2014-0003185	HINTHER, GARY L. ETUX.	102	74,588		6,662	534.00			
2013	2013-0003185	HINTHER, GARY L. ETUX.	102	74,588		6,439	513.00			



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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 7.3 Topography Street Access Utilities Amenities Method Acre Base Lot Value 7.30 x 1,332.19 = 9,725 Factor Value Adjustments Lot Value 9,725		 <p>0000-35-28N-21W-2-001-00 06/05/24</p>

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, Vinyl
Base/Total Area	1,712 / 1,712
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	572 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1950 / 76

HOUSE 6/12/2024

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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	50,756		
Lot Value	9,725		
Indicated Value	60,481	35.33	Per SqFt
Agland Value			
Site Improvements	91,594		
Total Value	152,075	88.83	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	80.91	Total Misc Impr	+ 5,289
Roofing Adj	+ 4.73	Garage Cost	+ 15,063
Subfloor Adj	+ 0.00	Total RCN	= 195,216
Heat/Cool Adj	+ 10.77	Depreciation (74%)	- 144,460
Plumbing Adj	+ 5.72	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 50,756
Adj Base Cost	= 102.14	Lot Value	+ 9,725
Total Area	x 1,712	Indicated Value	= 60,481
Adjusted Cost	= 174,864	Value Per SqFt	35.33

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	1635	5x4	1950	20	9.78		196
WODO	Wood Deck - Open	1636	352	2016	352	14.47		5,093



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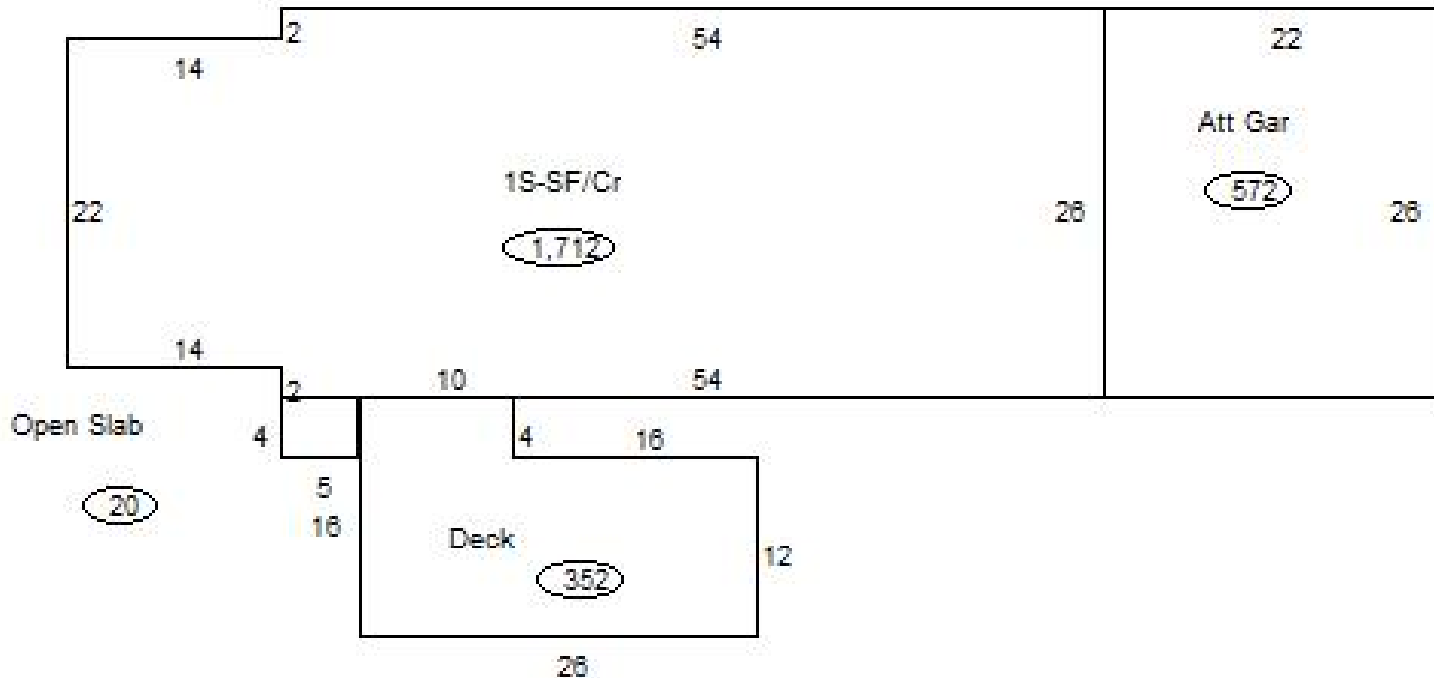
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Open Slab	20	1.000	20
2	M	WODO		20	Deck	352	1.000	352
3	G	1		20	Att Gar	572	1.000	572
4	R	1	Crawl	20	1S-SF/Cr	1,712	1.000	1,712
Total Building Area						1,712		1,712



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shipping/Storage Container	25x8x6	Dirt		200
	Qual 4	Cond 4	Year 2021	Eff Age 4		
	Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD
Base Cost (19.18 x 200)		3,836		3,836	729	3,107
	QUON	QUONSET	61x61x14	Concrete	Galvanized Metal	2,922
	Qual 4	Cond 4	Year 2014	Eff Age 10		
	Valuation Summary		Modifier Total	RCN	Depr (23% Phys/ % Func)	RCNLD
Base Cost (12.52 x 2,922)		36,583		36,583	8,414	28,169
	GBST	Grain Bin 750 BU HB	0x0x0	Dirt		750
	Qual 3	Cond 3	Year 2003	Eff Age 23		
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
Base Cost (1.62 x 750)		1,215		1,215	790	425
	GBST	Grain Bin 900 BU HB	0x0x0	Dirt		900
	Qual 3	Cond 3	Year 2002	Eff Age 24		
	Valuation Summary		Modifier Total	RCN	Depr (66% Phys/ % Func)	RCNLD
Base Cost (1.62 x 900)		1,458		1,458	962	496
	GBST	Grain Bin 1000 BU GR BN	0x0x0	Concrete		1,000
	Qual 3	Cond 3	Year 2000	Eff Age 26		
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
Base Cost (1.62 x 1,000)		1,620		1,620	1,134	486
	GBST	Grain Bin 2000 BU GR BN	0x0x0	Concrete		2,000
	Qual 3	Cond 3	Year 2000	Eff Age 26		
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
Base Cost (1.62 x 2,000)		3,240		3,240	2,268	972
	GBST	Grain Bin - Storage 5600 BU	0x0x0	Concrete		5,600
	Qual 4	Cond 3	Year 1990	Eff Age 36		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (1.71 x 5,600)		9,576		9,576	7,661	1,915



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GBST	Grain Bin - Storage 5600 BU	0x0x0	Concrete		5,600	
	Qual	4	Cond 3	Year 1990	Eff Age 36		
				0			
				0			
Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (1.71 x 5,600)		9,576		9,576	7,661	1,915	
	UTIL	Utility Building	90x55x14	Concrete	Formed Metal	4,950	
	Qual	4	Cond 4	Year 1984	Eff Age 34		
	Valuation Summary		Modifier Total		RCN	Depr (60% Phys/ % Func)	RCNLD
	Base Cost (23.61 x 4,950)		116,870		116,870	70,122	46,748
	LOAF	Loafing Shed w LeanTo at Pens	40x30x10	Dirt	Galvanized Metal	1,200	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (5.98 x 1,200)		7,176		7,176	5,741	1,435
	SHDS	Shed East of N Quonset	35x16x8	Dirt	Galvanized Metal	560	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (13.33 x 560)		7,465		7,465	5,972	1,493
	LOAF	Open Face Shed Pens East	50x16x8	Dirt	Galvanized Metal	800	
	Qual	3	Cond 3	Year 1977	Eff Age 49		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (5.65 x 800)		4,520		4,520	3,616	904
	QUON	Quonset Old South Side	35x35x14	Concrete	Galvanized Metal	962	
	Qual	3	Cond 3	Year 1960	Eff Age 66		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (12.51 x 962)		12,035		12,035	9,628	2,407
	PACN	Paving - Concrete	20x22x0	Concrete		440	
	Qual	3	Cond 3	Year 1950	Eff Age 76		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.17 x 440)		1,835		1,835	1,468	367



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	20x14x8	Concrete	Wood Shingle	280
	Qual	1	Cond 1	Year 1950	Eff Age 106	
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (13.49 x 280)		3,777		3,777 3,022		755