



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:35:56
 Page 1

Assessment Data					Primary Image									
Account	300003193				<p>0000-02-28N-22W-2-001-00 05/21/24</p>									
Parcel ID	0000-02-28N-22W-2-001-00													
Cadastral ID	0000-28N-22W-02-2-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	2											
Tax Area	102 - 4R-BUFFALO													
Name ID	13730													
DAVIS, CLIFFORD														
19546 E 5 RD														
BUFFALO OK 73834-0000														
Parcel Location														
Situs	228N22W21													
Subdivision														
Lot/Block	/	Parcel Size	163 - Acres											
Sec/Twn/Rng	2 / 28 / 22 / 2													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
HOUSE 5/23/2024														
Legal Description Lat/Long: 36.91814667 -99.49833328														
SEC.2-28-22 LOTS 3-4; S2NW4 BOOK 648 PAGE 357														
Building Permits														
<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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	21,987	21,987	12%	2,638	Assessed	8,585 675.98						
Year Frozen		Improvements	66,637	49,562		5,947	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -79.00						
TIF Project ID	0	Total Value	88,624	71,549		8,585	Total Taxable	7,585 597.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300003193	DAVIS, CLIFFORD	102	88,624	1000	7,335	578.00							
2024	2024-300003193	DAVIS, CLIFFORD	102	87,671	1000	7,093	578.00							
2023	2023-300003193	DAVIS, CLIFFORD	102	83,476	1000	6,858	567.00							
2022	2022-300003193	DAVIS, CLIFFORD	102	67,799	1000	6,433	529.00							
2021	2021-300003193	DAVIS, CLIFFORD	102	66,443	1000	6,216	513.00							
2020	2020-300003193	DAVIS, CLIFFORD	102	66,443	1000	6,006	494.00							
2019	2019-0003193	DAVIS, CLIFFORD	102	66,443		5,803	481.00							
2018	2018-0003193	DAVIS, CLIFFORD	102	66,443		5,605	465.00							
2017	2017-0003193	DAVIS, CLIFFORD	102	63,706		5,412	450.00							
2016	2016-0003193	DAVIS, CLIFFORD	102	63,706		5,224	445.00							
2015	2015-0003193	DAVIS, CLIFFORD	102	62,232		5,044	400.00							
2014	2014-0003193	DAVIS, CLIFFORD	102	59,819		4,868	390.00							
2013	2013-0003193	DAVIS, CLIFFORD	102	59,819		4,697	374.00							



Harper

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Date 02/06/2026
 Time 06:35:56
 Page 2

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	2.75 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,992 / 1,992
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1960 / 73

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	75.62	Total Misc Impr	+ 1,960
Roofing Adj	+ 3.56	Garage Cost	+
Subfloor Adj	+ 0.44	Total RCN	= 187,096
Heat/Cool Adj	+ 10.27	Depreciation (74%)	- 138,451
Plumbing Adj	+ 3.05	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 48,645
Adj Base Cost	= 92.94	Lot Value	+ 5,000
Total Area	x 1,992	Indicated Value	= 53,645
Adjusted Cost	= 185,136	Value Per SqFt	26.93

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	48,645		
Lot Value	5,000		
Indicated Value	53,645	26.93	Per SqFt
Agland Value	16,987		
Site Improvements	17,752		
Total Value	88,384	44.37	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Raised Slab Porch - Open	1645	6x5	1960	30	9.51		285
PATO	Raised Slab Porch - Open	1646	6x5	1960	30	9.51		285
RSPC	Raised Slab Porch - Covered	1647	6x6	1960	36	38.60		1,390



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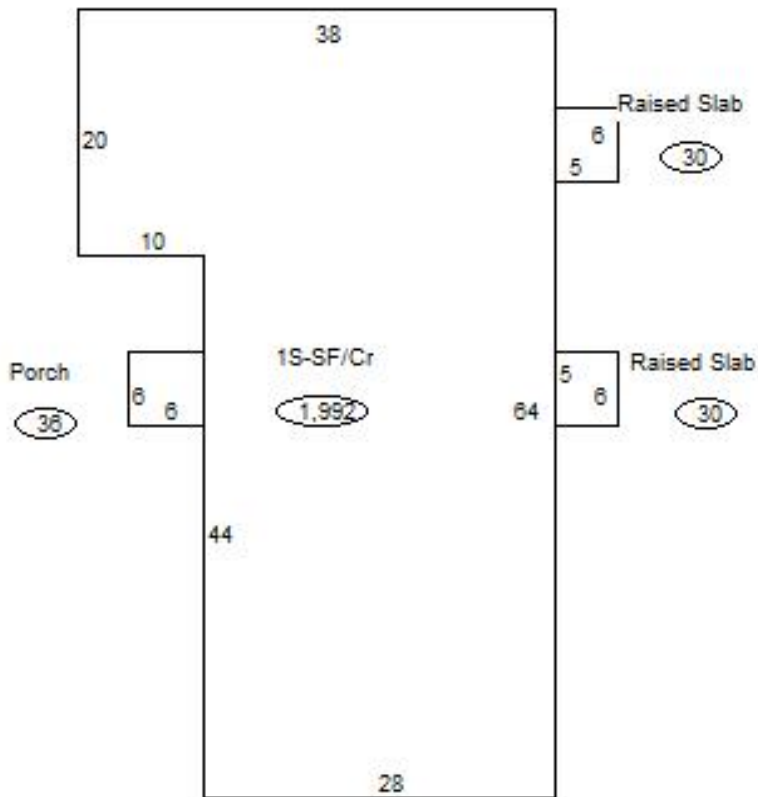
Date 02/06/2026

Time 06:35:56

Page 3

Sketch Image

300003193



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,992	1.000	1,992
2	M	PATO		20	Raised Slab	30	1.000	30
3	M	PATO		20	Raised Slab	30	1.000	30
4	M	RSPC		20	Porch	36	1.000	36
Total Building Area						1,992		1,992



Harper

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Date 02/06/2026
Time 06:35:56
Page 4

300003193

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FDBK	Feed Bunks - Linear Feet X 4	40x5x0	Concrete		40
	Qual	3	Cond 3	Year 2023	Eff Age 3	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (8.65 x 40)		346		346	52
	PACN	Paving - Concrete / FEED BUNKS	40x10x0			400
	Qual	3	Cond 3	Year 2023	Eff Age 3	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (4.17 x 400)		1,668		1,668	250
	PACN	Paving - Concrete / BY SHED	10x5x0	Concrete		50
	Qual	3	Cond 3	Year 1965	Eff Age 61	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (7.79 x 50)		390		390	312
	UTIL	Utility Building	72x38x14	Concrete	Galvanized Metal	2,736
	Qual	3	Cond 3	Year 1965	Eff Age 61	
	Valuation Summary		Modifier Total	RCN	Depr (79% Phys/ % Func)	RCNLD
	Base Cost (20.89 x 2,736)		57,155		57,155	45,152
	LOAF	Open Face Shed HOG SHED	35x10x6	Dirt	Galvanized Metal	350
	Qual	3	Cond 3	Year 1965	Eff Age 61	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (5.65 x 350)		1,978		1,978	1,582
	CPRV	Carport - RV	45x25x16	Dirt	Galvanized Metal	1,125
	Qual	3	Cond 3	Year 1965	Eff Age 61	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (6.41 x 1,125)		7,211		7,211	5,769
	LNT0	Lean To - Attached	14x12x6	Dirt	Galvanized Metal	168
	Qual	3	Cond 3	Year 1965	Eff Age 61	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (6.98 x 168)		1,173		1,173	938



Harper

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Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:35:56
Page 5

300003193

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / FRONT SIDEWALK	28x3x0	Concrete		84
	Qual	3	Cond 3	Year 1960	Eff Age 66	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (7.30 x 84)		613		613 490	123
	PACN	Paving - Concrete N/S SIDEWALK	16x3x0	Concrete		48
	Qual	3	Cond 3	Year 1960	Eff Age 66	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (7.82 x 48)		375		375 300	75
	PACN	Paving - Concrete / DRIVEWAY	10x10x0	Concrete		100
	Qual	3	Cond 3	Year 1960	Eff Age 66	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (7.07 x 100)		707		707 566	141
	HAYS	Hay Shed	35x25x6		Galvanized Metal	875
	Qual	3	Cond 3	Year 1960	Eff Age 66	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (6.99 x 875)		6,116		6,116 4,893	1,223
	GBST	Grain Bin 1000 BU GR BN	0x0x0	Dirt		1,000
	Qual	3	Cond 3	Year 1960	Eff Age 66	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (1.62 x 1,000)		1,620		1,620 1,296	324



Harper

Assessment Property Record Card for Tax Year 2026

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Date 02/06/2026
Time 06:35:56
Page 6

Agland Inventory

300003193

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
HA	HOLLISTER CLAY 0-1%	CR	54			8.618	275	275	2,369	2,369
QA	QUINLAN LOAM	CR	11			3.019	56	56	169	169
QA	QUINLAN LOAM	NP	11			61.132	35	35	2,152	2,152
QC	QUINLAN-WDWARD 5-12%	NP	14			10.448	45	45	468	468
SA	ST.PAUL 0-1%	CR	60			14.593	305	305	4,457	4,457
WB	WOODWARD 3-8%	CR	33			13.535	168	168	2,274	2,274
WB	WOODWARD 3-8%	NP	33			18.894	106	106	1,995	1,995
WD	WOODWARD-QUINLAN3-8%	CR	23			21.052	117	117	2,465	2,465
WD	WOODWARD-QUINLAN3-8%	NP	23			8.675	74	74	638	638
NP Totals						159.965			16,987	16,987
Total Agland						159.965			16,987	16,987