



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:37:47  
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Assessment Data					Primary Image																																																																																																																				
Account 300003323 Parcel ID 0000-36-28N-22W-4-001-00 Cadastral ID 0000-28N-22W-36-4-001-00 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 102 - 4R-BUFFALO Name ID 25130 DREW, JARRID & MELONY DREW  1091 N. 197 RD BUFFALO OK 73834-  <b>Parcel Location</b> Situs 01091 197 RD N Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 36 / 28 / 22 / 4 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO																																																																																																																									
HOUSE 4/30/2024																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.87420755 -99.51409472					<b>Building Permits</b>																																																																																																																				
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 10 Topography Street Access Utilities Amenities  Method Acre Base Lot Value 10.00 x 1,175.00 = 11,750 Factor Value Adjustments Lot Value 11,750		

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,879 / 1,879
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	1,879
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	240 Carport - Gable Roof
Remodel	
Year/Eff Age	1999 / 32

HOUSE	4/30/2024
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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	90.99	Total Misc Impr	+ 23,281
Roofing Adj	+ 4.66	Garage Cost	+ 2,011
Subfloor Adj	+ -1.82	Total RCN	= 231,644
Heat/Cool Adj	+ 10.77	Depreciation ( 40%)	- 92,658
Plumbing Adj	+ 5.22	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 138,986
Adj Base Cost	= 109.82	Lot Value	+ 11,750
Total Area	x 1,879	Indicated Value	= 150,736
Adjusted Cost	= 206,352	Value Per SqFt	80.22

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	138,986		
Lot Value	11,750		
Indicated Value	150,736	80.22	Per SqFt
Agland Value			
Site Improvements	45,306		
Total Value	196,042	104.33	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	Enclosed Porch - Solid Wall	1696	33x10		330	58.00		19,140
PATO	Slab Porch - Open	1697	10x7		70	9.78		685
PATO	Slab Porch - Open	1698	272		272	7.96		2,165
PATO	Slab Porch - Open	1699	17x8		136	9.49		1,291



Harper

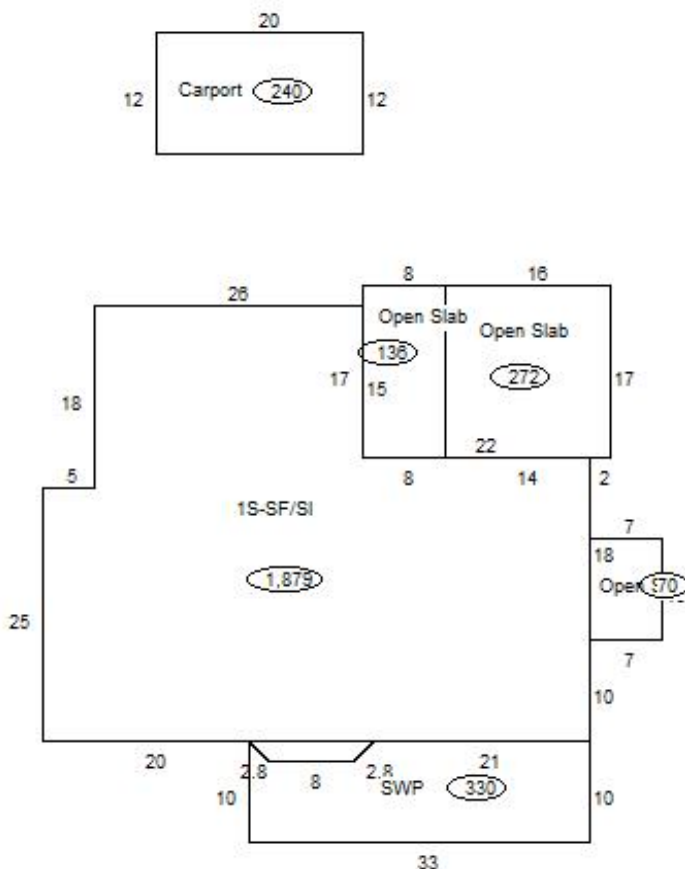
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,879	1.000	1,879
2	M	EPSW		20	SWP	330	1.000	330
3	M	PATO		20	Open Slab	70	1.000	70
4	M	PATO		20	Open Slab	272	1.000	272
5	M	PATO		20	Open Slab	136	1.000	136
6	G	3		20	Carport	240	1.000	240
<b>Total Building Area</b>						<b>1,879</b>		<b>1,879</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	Loafing Shed Horse Pens East	15x100x6	Dirt	Formed Metal	1,500
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (6.06 x 1,500)	9,090		9,090	6,363	2,727
	UTIL	Util with Open Side to Pens	55x50x10	Concrete	Formed Metal	2,750
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (54% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (20.71 x 2,750)	56,953		56,953	30,755	26,198
	LNT0	Lean To - Attached	50x15x6	Dirt	Galvanized Metal	750
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (5.26 x 750)	3,945		3,945	3,156	789
	SHDS	Yard Shed - Wood	10x10x5	Dirt	Composition Roll	100
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (19.86 x 100)	1,986		1,986	1,390	596
	CKCP	Chicken Coop	20x25x6	Dirt	Galvanized Metal	500
	Qual	3	Cond 3	Year 1995	Eff Age 31	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (5.03 x 500)	2,515		2,515	2,012	503
	UTIL	Utility Building West	48x42x10	Concrete	Formed Metal	2,016
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (69% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (23.19 x 2,016)	46,751		46,751	32,258	14,493