



# 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> 300003475 <b>Parcel ID</b> 0000-36-28N-23W-4-001-00 <b>Cadastral ID</b> 0000-28N-23W-36-4-001-00 <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> 13861 SNIDER, TRA & JACQUELYNE SNIDER  P O BOX 192 BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 01091 US 183 HWY <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 25.7 - Acres <b>Sec/Twn/Rng</b> 36 / 28 / 23 / 4 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 4-BUFFAL - 4-BUFFALO																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.84307879 -99.62472387 SEC.36-28-23 TRACT IN SE4 BOOK 714 PAGE 709																																																																																																																									
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 5 Topography Street Access Utilities Amenities  Method Acre Base Lot Value 5.00 x 1,600.00 = 8,000 Factor Value Adjustments Lot Value 8,000		

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	2,048 / 2,848
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	
Remodel	STANDARD -
Year/Eff Age	1999 / 18

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	71.47	Total Misc Impr	+ 13,196
Roofing Adj	+ 3.27	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 269,943
Heat/Cool Adj	+ 10.77	Depreciation ( 20%)	- 53,989
Plumbing Adj	+ 4.64	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 215,954
Adj Base Cost	= 90.15	Lot Value	+ 8,000
Total Area	x 2,848	Indicated Value	= 223,954
Adjusted Cost	= 256,747	Value Per SqFt	78.64

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	215,954		
Lot Value	8,000		
Indicated Value	223,954	78.64	Per SqFt
Agland Value	1,309		
Site Improvements	17,214		
Total Value	242,477	85.14	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	Enclosed Porch - Solid Wall	1713	14x14	2000	196	58.94		11,552
PATO	Raised Slab Porch - Open	1714	4x2	2000	8	9.78		78
PATO	Raised Slab Porch - Open	1715	4x2	2000	8	9.78		78
WODO	Wood Deck - Open	1716	12x5	2000	60	24.80		1,488





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shipping/Storage Container Green	20x8x8	Base	Formed Metal	160
	Qual	3	Cond 3	Year 2019	Eff Age 7	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (32% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (22.81 x 160)	3,650		3,650	1,168	2,482
	PACN	Paving - Concrete Patio & Sidewalk	18x10x0			180
	Qual	3	Cond 3	Year 2016	Eff Age 10	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (57% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (5.92 x 180)	1,066		1,066	608	458
	SHDS	Shed, Metal- Brown	18x15x8	Concrete	Formed Metal	270
	Qual	4	Cond 4	Year 2013	Eff Age 10	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (42% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (20.93 x 270)	5,651		5,651	2,373	3,278
	CPDT	Carport - Portable 3 sides	18x8x10	Dirt	Formed Metal	144
	Qual	3	Cond 3	Year 2013	Eff Age 13	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (54% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (6.08 x 144)	876		876	473	403
	CPDT	Carport - Portable Front of Home	20x16x8	Gravel	Formed Metal	320
	Qual	3	Cond 3	Year 2008	Eff Age 18	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (64% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.75 x 320)	1,520		1,520	973	547
	CKCP	Chicken Coop	30x10x6	Dirt	Formed Metal	300
	Qual	3	Cond 3	Year 2006	Eff Age 20	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (69% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (5.39 x 300)	1,617		1,617	1,116	501
	UTIL	Utility Building	26x26x10	Concrete	Galvanized Metal	676
	Qual	3	Cond 3	Year 2003	Eff Age 23	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (25.34 x 676)	17,130		17,130	8,908	8,222



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
 <p>0000-36-28N-23W-4-001-00 3475 11/04/2020</p>	LOAF	Loafing Shed Ext Lean To	26x24x8	Dirt	Formed Metal	624
	Qual 3	Cond 3	Year 2003	Eff Age 23		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (65% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (6.06 x 624)		3,781		3,781	2,458	1,323



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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
PD	PRATT LOAMY HUMMOCKY	NP	31			2.657	99	99	264	264
PE	PRATT LOAMY DUNED	NP	20			13.016	64	64	833	833
TE	TIVOLI-QUINLAN	NP	12			4.500	38	38	173	173
WD	WOODWARD-QUINLAN3-8%	NP	23			.528	74	74	39	39
<b>NP Totals</b>						20.700			1,309	1,309
<b>Total Agland</b>						20.700			1,309	1,309