



# 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> 300003925 <b>Parcel ID</b> 0000-23-29N-21W-3-002-00 <b>Cadastral ID</b> 0000-29N-21W-23-3-002-00 <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> 14020 PETTY, WARREN L.  20099 E 3 RD BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 2329N21W32 <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 80 - Acres <b>Sec/Twn/Rng</b> 23 / 29 / 21 / 3 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 4-BUFFAL - 4-BUFFALO																																																																																																																									
<b>Legal Description</b> SEC.23-29-21 S2SW4 <b>Lat/Long:</b> 36.97391327 -99.44295443										<b>HOUSE</b> 5/23/2024																																																																																																															
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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		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	LOG LOG
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,272 / 1,908
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	1,272
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	840 Total, 840 Partition
Garage Type	
Remodel	
Year/Eff Age	1975 / 51

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	74.34	Total Misc Impr	+ 4,152
Roofing Adj	+ 3.48	Garage Cost	+
Subfloor Adj	+ -1.31	Total RCN	= 212,983
Heat/Cool Adj	+ 10.77	Depreciation ( 56%)	- 119,270
Plumbing Adj	+ 5.13	Lump Sums	+ 0
Basement Adj	+ 17.03	RCNLD	= 93,713
Adj Base Cost	= 109.45	Lot Value	+ 5,750
Total Area	x 1,908	Indicated Value	= 99,463
Adjusted Cost	= 208,831	Value Per SqFt	52.13

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	93,713		
Lot Value	5,750		
Indicated Value	99,463	52.13	Per SqFt
Agland Value	6,780		
Site Improvements	13,882		
Total Value	120,125	62.96	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	1868	41x8	1975	328	7.49		2,457
PATO	Slab Porch - Open	1869	18x7	1975	126	9.57		1,206
PATO	Slab Porch - Open	1871	10x5	1975	50	9.78		489



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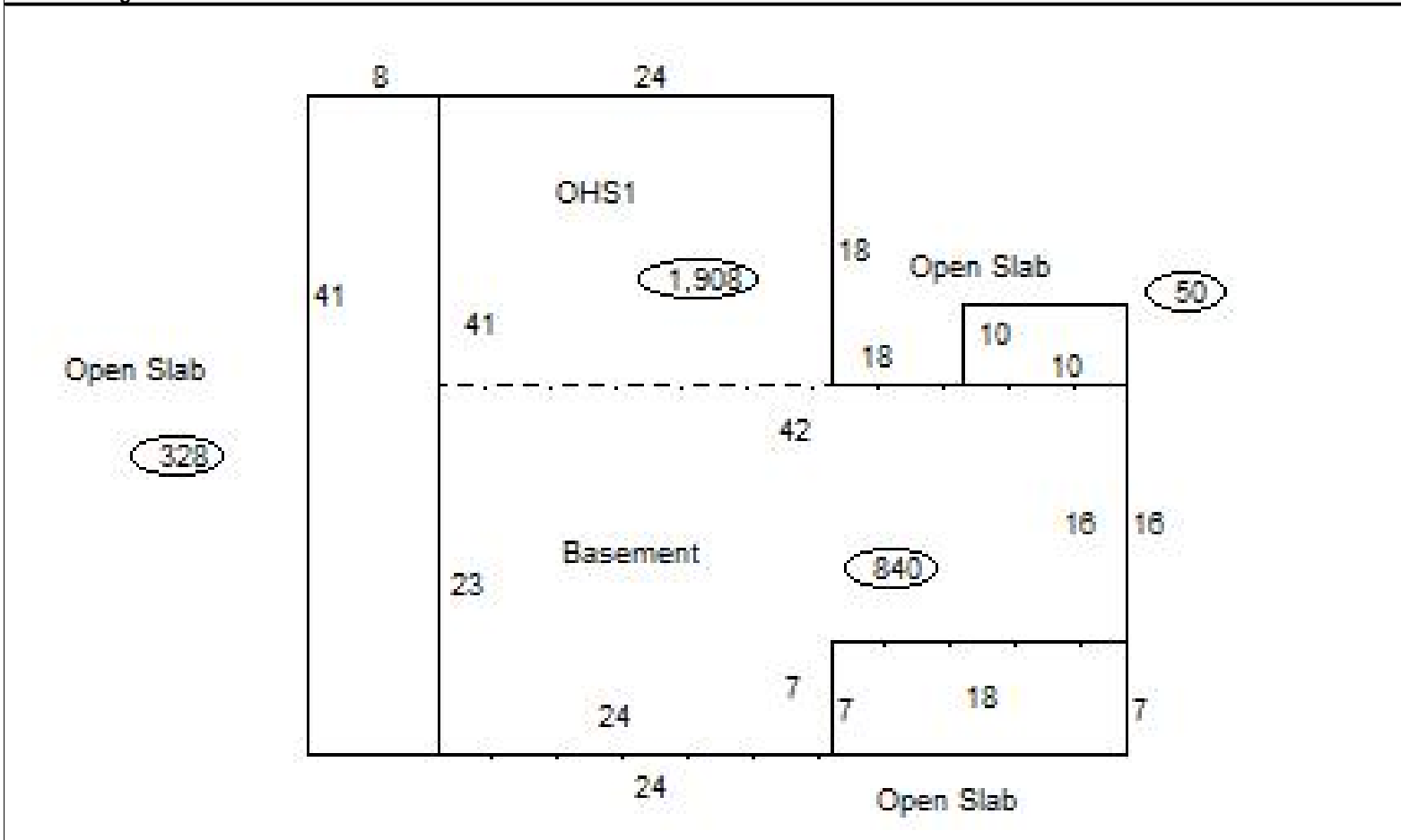
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Sketch Image

300003925



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	OHS1	1,272	1.500	1,908
2	M	PATO		20	Open Slab	328	1.000	328
3	M	PATO		20	Open Slab	126	1.000	126
4	B			20	Basement	840	1.000	840
5	M	PATO		20	Open Slab	50	1.000	50
<b>Total Building Area</b>						1,272		1,908



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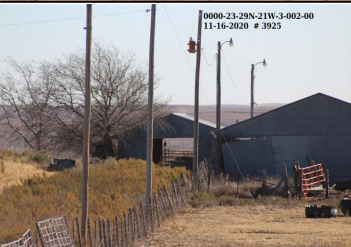
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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	40x25x10	Dirt	Formed Metal	1,000
	Qual 3	Cond 3	Year 2016	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 (13.69 x 1,000)		13,690	13,690	5,750	7,940
	CPRV	Carport - RV	40x30x20	Dirt	Formed Metal	1,200
	Qual 3	Cond 3	Year 2004	Eff Age 22		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (73% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (6.78 x 1,200)		8,136	8,136	5,939	2,197
	CPDT	Carport - Detached	30x24x10	Gravel	Formed Metal	720
	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 (6.00 x 720)		4,320	4,320	3,456	864
 0000-23-28N-21W-3-002-00 11-16-2020 # 3925	LOAF	OLD BARN OPEN SIDES/NEVER ADDED	40x36x12	Dirt	Galvanized Metal	1,440
	Qual 3	Cond 3	Year 1975	Eff Age 51		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (5.65 x 1,440)		8,136	8,136	6,509	1,627
 0000-23-28N-21W-3-002-00 11-16-2020 # 3925	HAYS	Hay Shed Open Sides/OLDER NEVER ADDED	38x22x12	Dirt	Galvanized Metal	836
	Qual 3	Cond 3	Year 1975	Eff Age 51		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.50 x 836)		6,270	6,270	5,016	1,254



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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			60.975	99	99	6,049	6,049
QA	QUINLAN LOAM	NP	11			16.020	35	35	564	564
TB	TIPTON SILT 1-3%	NP	52			1.005	166	166	167	167
<b>NP Totals</b>						78.000			6,780	6,780
<b>Total Agland</b>						78.000			6,780	6,780