



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	300003983													
Parcel ID	0000-16-29N-22W-4-002-00													
Cadastral ID	0000-29N-22W-16-4-002-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	2											
Tax Area	102 - 4R-BUFFALO													
Name ID	14070													
ROHRER, DAVID LYNN														
157 N 194 ROAD BUFFALO OK 73834-0000														
Parcel Location														
Situs	1629N22W42													
Subdivision														
Lot/Block	/	Parcel Size	156 - Acres											
Sec/Twn/Rng	16 / 29 / 22 / 4													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.84201321 -99.62752767														
SEC.16-29-22 SE LESS TRACT IN NE4SE4 BOOK 651 PAGE 027														
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></td><td></td><td></td><td></td><td></td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	651/27	ROHRER, JEAN BLAIR	03/04/2009	337,000	04					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	37,580	37,580	12%	4,510	Assessed	24,162	1,902.52					
Year Frozen		Improvements	163,765	163,765		19,652	Penalty	0						
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	1,000	-79.00					
TIF Project ID	0	Total Value	201,345	201,345	24,162	Total Taxable	23,162	1,824.00						
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300003983	ROHRER, DAVID LYNN			102	201,345	1000	23,162	1,824.00					
2024	2024-300003983	ROHRER, DAVID LYNN			102	204,533	1000	23,544	1,917.00					
2023	2023-300003983	ROHRER, DAVID LYNN			102	202,478	1000	23,298	1,927.00					
2022	2022-300003983	ROHRER, DAVID LYNN			102	189,874	1000	21,785	1,792.00					
2021	2021-300003983	ROHRER, DAVID LYNN			102	185,351	1000	21,242	1,754.00					
2020	2020-300003983	ROHRER, DAVID LYNN			102	183,966	1000	21,076	1,734.00					
2019	2019-0003983	ROHRER, DAVID LYNN			102	186,355		21,271	1,763.00					
2018	2018-0003983	ROHRER, DAVID LYNN			102	186,422		20,623	1,710.00					
2017	2017-0003983	ROHRER, DAVID LYNN			102	181,825		19,993	1,662.00					
2016	2016-0003983	ROHRER, DAVID LYNN			102	181,870		19,381	1,649.00					
2015	2015-0003983	ROHRER, DAVID LYNN			102	180,008		18,788	1,491.00					
2014	2014-0003983	ROHRER, DAVID LYNN			102	175,657		18,212	1,459.00					
2013	2013-0003983	ROHRER, DAVID LYNN			102	172,689		17,652	1,406.00					



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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	2.5 - Fair
Quality	2.75 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,084 / 3,084
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	5 Wood or Shake Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	704 Built-In Garage
Remodel	
Year/Eff Age	1968 / 64

HOUSE / SOLAR PANELS	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	80.37	Total Misc Impr	+ 1,769
Roofing Adj	+ 3.88	Garage Cost	+ 14,218
Subfloor Adj	+ 0.47	Total RCN	= 318,250
Heat/Cool Adj	+ 10.27	Depreciation (66%)	- 210,045
Plumbing Adj	+ 3.03	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 108,205
Adj Base Cost	= 98.01	Lot Value	+ 5,750
Total Area	x 3,084	Indicated Value	= 113,955
Adjusted Cost	= 302,263	Value Per SqFt	36.95

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	108,205		
Lot Value	5,750		
Indicated Value	113,955	36.95	Per SqFt
Agland Value	31,830		
Site Improvements	54,582		
Total Value	200,367	64.97	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	1889	18x5	1968	90	9.51		856
PATO	Slab Porch - Open	1890	5x4	1968	20	9.51		190
PATO	Slab Porch - Open	1891	76	1968	76	9.51		723



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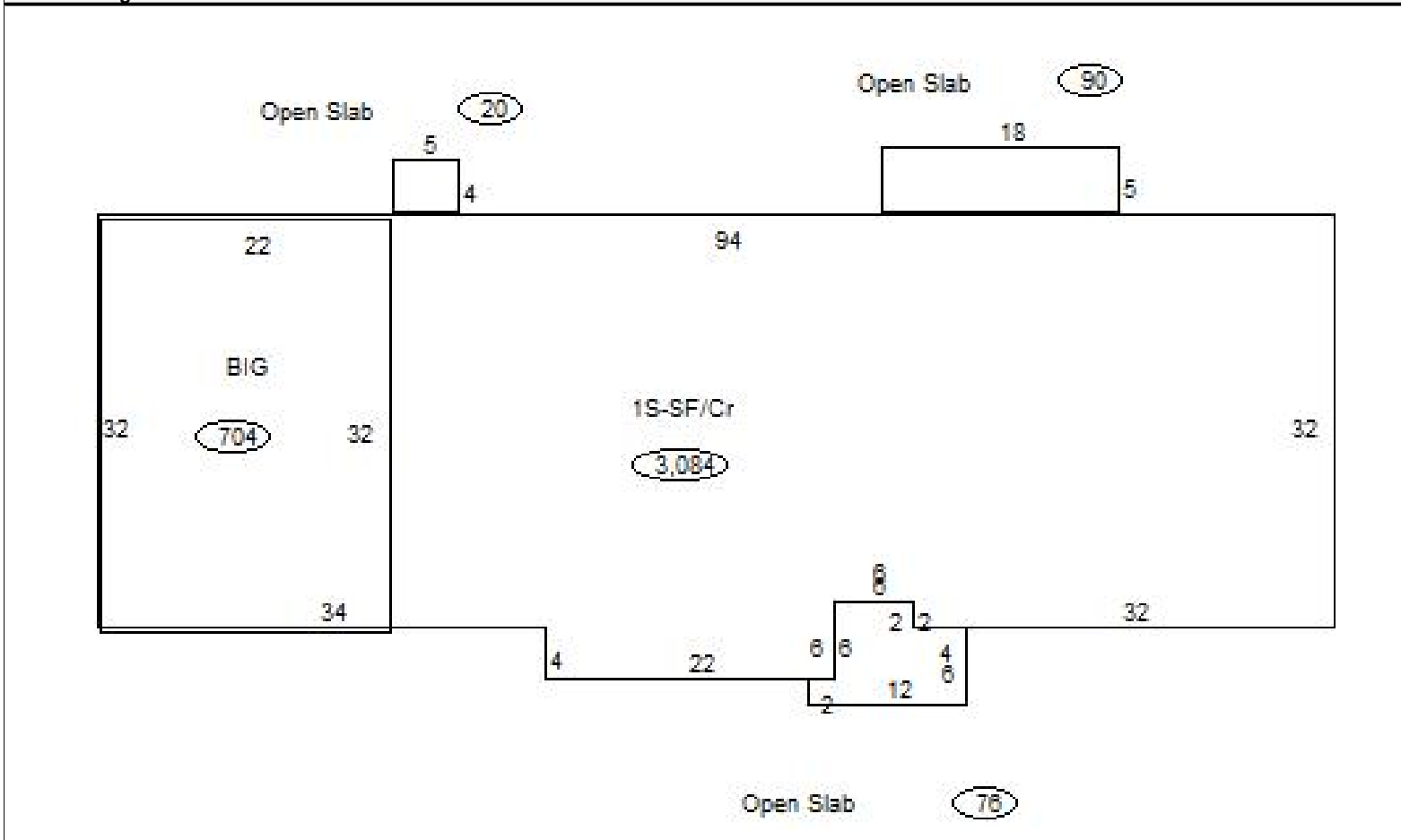
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Sketch Image

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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	90	1.000	90
2	M	PATO		20	Open Slab	20	1.000	20
3	M	PATO		20	Open Slab	76	1.000	76
4	G	8		20	BIG	704	1.000	704
5	R	1	Crawl	20	1S-SF/Cr	3,084	1.000	3,084
Total Building Area						3,084		3,084



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SOLP	Solar Panels	55x10x0			40	
	Qual	3.5	Cond 3.5	Year 2022	Eff Age 4		
				0			
				0			
Valuation Summary		Modifier Total	RCN	Depr (21% Phys/ % Func)		RCNLD	
Base Cost (300.55 x 40)		12,022		12,022	2,525	9,497	
	SHDS	Shipping Container 1 OF 2 RED	20x8x6	Dirt		160	
	Qual	3	Cond 3	Year 2020	Eff Age 6		
	Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)		RCNLD
	Base Cost (18.34 x 160)		2,934		2,934	822	2,112
	SHDS	Shipping Container 2 OF 2 RED	20x8x6	Dirt		160	
	Qual	3	Cond 3	Year 2020	Eff Age 6		
	Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)		RCNLD
	Base Cost (18.34 x 160)		2,934		2,934	822	2,112
	BFT1	Grain Bin 12 Ton	0x0x0	Dirt		12	
	Qual	3	Cond 3	Year 2016	Eff Age 10		
	Valuation Summary		Modifier Total	RCN	Depr (47% Phys/ % Func)		RCNLD
	Base Cost (236.24 x 12)		2,835		2,835	1,332	1,503
	UTIL	Utility Building / SOUTH	60x34x14	Concrete	Galvanized Metal	2,040	
	Qual	3	Cond 3	Year 1989	Eff Age 37		
	Valuation Summary		Modifier Total	RCN	Depr (63% Phys/ % Func)		RCNLD
	Base Cost (22.28 x 2,040)		45,451		45,451	28,634	16,817
	ASC	Awning/Shelter/Carport	32x10x8	Dirt	Galvanized Metal	320	
	Qual	3	Cond 3	Year 1989	Eff Age 28		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
	Base Cost (4.09 x 320)		1,309		1,309	1,047	262
	QUON	Quonset	100x45x16	Concrete	Galvanized Metal	4,500	
	Qual	3	Cond 3	Year 1960	Eff Age 71		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
	Base Cost (11.12 x 4,500)		50,040		50,040	40,032	10,008



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
 <p>0000-16-29N-22W-4-002-00 3983 11/04/2020</p>	BNGP	OLD ELEVATOR 13,000 Bu	35x30x16	Concrete	Galvanized Metal	1,050
	Qual	3	Cond 3	Year 1960	Eff Age 66	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	
	Base Cost (22.84 x 1,050)	23,982		23,982	19,186	4,796
	UTIL	Utility Building West Side of Elevator	42x28x10	Dirt	Galvanized Metal	1,176
	Qual	3	Cond 3	Year 1960	Eff Age 66	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	
	Base Cost (20.83 x 1,176)	24,496		24,496	19,597	4,899
	LOAF	Mach. Shed Encl PRE-FAB MACHINE SHED	38x60x12	Dirt	Galvanized Metal	2,280
	Qual	3	Cond 3	Year 1960	Eff Age 66	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	
	Base Cost (5.65 x 2,280)	12,882		12,882	10,306	2,576



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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
LD	LOAMY ALLUVIAL LAND	NP	33			8.724	106	106	921	921
LD	LOAMY ALLUVIAL LAND	CR	33			9.824	168	168	1,650	1,650
TA	TIPTON SILT 0-1%	NP	60			5.915	192	192	1,136	1,136
TA	TIPTON SILT 0-1%	CR	60			14.834	305	305	4,530	4,530
TB	TIPTON SILT 1-3%	NP	52			11.076	166	166	1,843	1,843
TB	TIPTON SILT 1-3%	CR	52			48.288	265	265	12,781	12,781
WB	WOODWARD 3-8%	NP	33			13.078	106	106	1,381	1,381
WB	WOODWARD 3-8%	CR	33			36.651	168	168	6,156	6,156
YA	YAHOLA FINE SANDY	NP	55			1.329	176	176	234	234
YA	YAHOLA FINE SANDY	CR	55			4.280	280	280	1,198	1,198
CR Totals						154.000			31,830	31,830
Total Agland						154.000			31,830	31,830