



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:47:49
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Assessment Data					Primary Image																																																																																																																				
Account 300004034 Parcel ID 0000-27-29N-22W-2-003-00 Cadastral ID 0000-29N-22W-27-2-003-00 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 102 - 4R-BUFFALO Name ID 14090 GERMAN, VALERIE, LIFE EST. % VALERIE SPURGEON 163219 EW RD 5 GATE OK 73844- Parcel Location Situs 00314 194 RD N Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 27 / 29 / 22 / 2 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO																																																																																																																									
HOUSE										5/23/2024																																																																																																															
Legal Description Lat/Long: 36.99881330 -99.57282537 SEC. 27-29-22 5 AC TRACT IN NW4NW4 REMAINDERMEN: UND 1/3 INT EA: STEVEN C. GERMAN; JOLYNDA GERMAN; TED J. RICE BOOK 569 PG 338					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																																																																																																											
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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	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,920 / 1,920
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1960 / 66

HOUSE	5/23/2024
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GRM Approach	
GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression	
MRA Code	
Adusted 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	86.11	Total Misc Impr	+ 783
Roofing Adj	+ 4.63	Garage Cost	+ 783
Subfloor Adj	+ 0.00	Total RCN	= 205,493
Heat/Cool Adj	+ 10.77	Depreciation (67%)	- 137,680
Plumbing Adj	+ 5.11	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 67,813
Adj Base Cost	= 106.62	Lot Value	+ 8,000
Total Area	x 1,920	Indicated Value	= 75,813
Adjusted Cost	= 204,710	Value Per SqFt	39.49

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	67,813		
Lot Value	8,000		
Indicated Value	75,813	39.49	Per SqFt
Agland Value			
Site Improvements	30,498		
Total Value	106,311	55.37	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	1942	15x4	1960	60	9.78		587
PATO	Slab Porch - Open	1943	5x4	1960	20	9.78		196



Harper

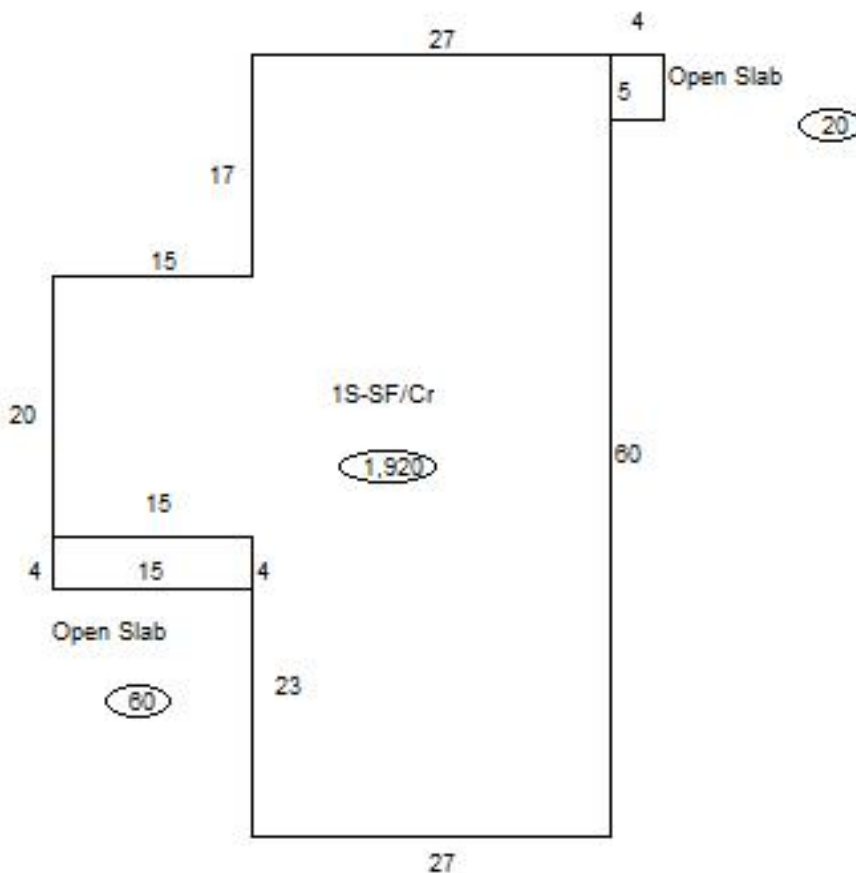
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Sketch Image

300004034



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,920	1.000	1,920
2	M	PATO		20	Open Slab	60	1.000	60
3	M	PATO		20	Open Slab	20	1.000	20
Total Building Area						1,920		1,920



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	117x54x10	Concrete	Galvanized Metal	6,318
	Qual	2.5	Cond 2.5	Year 1980	Eff Age 51	
		Valuation Summary	Modifier Total	RCN	Depr (72% Phys/ % Func)	RCNLD
		Base Cost (17.24 x 6,318)	108,922	108,922	78,424	30,498