



# 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> 300004037 <b>Parcel ID</b> 0000-28-29N-22W-1-001-00 <b>Cadastral ID</b> 0000-29N-22W-28-1-001-00 <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> 25199 DAVIS, CLIFFORD AND CAROLYN KAY DAVIS  19546 EAST 5 ROAD BUFFALO OK 73834-  <b>Parcel Location</b> <b>Situs</b> 2829N22W11 <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 157.03 - Acres <b>Sec/Twn/Rng</b> 28 / 29 / 22 / 1 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 4-BUFFAL - 4-BUFFALO					<p>0000-28-29N-22W-1-001-00 05/21/24</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.99722888 -99.64311646 28-29N-22W NE/4 LESS 2 A. CEMETERY AND LESS WELL SITE/ROADWAY TRACTS BOOK 772 PAGE 550 AND 548										<b>Building Permits</b> <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 colspan="5"> </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 1 Topography Street Access Utilities Amenities  Method Acre Base Lot Value 1.00 x 5,000.00 = 5,000 Factor Value Adjustments Lot Value 5,000		

Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

0000-28-29N-22W-1-001-00	05/21/24
YARD SHED	5/23/2024

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	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 5,000
Total Area	x	Indicated Value	= 5,000
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	5,000		
Indicated Value	5,000	0.00	Per SqFt
Agland Value	23,567		
Site Improvements	5,605		
Total Value	34,172	0.00	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Wood	12x10x6	Dirt	Galvanized Metal	120
	Qual 3	Cond 3	Year 1945	Eff Age 81		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (19.45 x 120)	2,334	2,334	1,867	467
	GRDT	Yard Shed - Wood	40x24x8	Concrete	Galvanized Metal	960
	Qual 2.5	Cond 2.5	Year 1940	Eff Age 95		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (26.76 x 960)	25,690	25,690	20,552	5,138



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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
CA	CAREY SILT 1-3%	CR	50			19.266	255	255	4,903	4,903
CA	CAREY SILT 1-3%	NP	50			10.182	160	160	1,629	1,629
QA	QUINLAN LOAM	NP	11			28.998	35	35	1,021	1,021
QC	QUINLAN-WDWARD 5-12%	NP	14			.468	45	45	21	21
SB	ST.PAUL 1-3%	CR	52			25.240	265	265	6,680	6,680
SB	ST.PAUL 1-3%	NP	52			12.834	166	166	2,136	2,136
WB	WOODWARD 3-8%	CR	33			20.972	168	168	3,523	3,523
WB	WOODWARD 3-8%	NP	33			31.005	106	106	3,274	3,274
WD	WOODWARD-QUINLAN3-8%	CR	23			3.248	117	117	380	380
<b>CR Totals</b>						152.212			23,567	23,567
<b>Total Agland</b>						152.212			23,567	23,567