



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
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Assessment Data					Primary Image																																																																																																																				
Account 300004079 Parcel ID 0000-13-29N-23W-4-001-00 Cadastral ID 0000-29N-23W-13-4-001-00 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 102 - 4R-BUFFALO Name ID 25816 ROHRER, CHARLES VERNON, JR.; ROXANNE LORENE DUNNAGAN; & ERIC JON ROHRER 926 TIMBER GROVE ARDMORE OK 73401- Parcel Location Situs 1329N23W41 Subdivision Lot/Block / Parcel Size 158.39 - Acres Sec/Twn/Rng 13 / 29 / 23 / 4 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO					<p>0000-13-29N-23W-4-001-00 05/21/24</p>																																																																																																																				
Legal Description Lat/Long: 36.84260907 -99.62737927 SEC.13-29-23 SE4 LESS 1.61 ACRES IN SWSW4 BOOK 791 PAGE 428 BOOK 654 PAGE 287																																																																																																																									
Exemptions					Building Permits																																																																																																																				
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Lot Data		Primary Image	
Lot Size	-		
Lot Count	-		
Units Buildable	-		
Non-Ag Acres	0		
Topography	-		
Street Access	-		
Utilities	-		
Amenities	-		
Method	-		
Base Lot Value	-		
Factor Value	-	0000-13-29N-23W-4-001-00 05/21/24	
Adjustments	-	UTILITY SHED 5/23/2024	
Lot Value	-	GRM Approach	
Residential Data		GRM Code	
Type	-	Gross Rent	
Condition	-	Indicated Value	
Quality	-	Multiple Regression	
Architecture	-	MRA Code	
Style	-	Adusted R	
Exterior Wall	-	Indicated Value	
Base/Total Area /	-	Direct Comparables	
Style	-	Selection Model DEFAULT DEFAULT SELECTION MODEL	
HVAC	-	Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE	
Roof Cover	-	Comparables	
Area on Slab	-	Indicated Value	
Fixture/RghIn /	-	Value Reconciliation	
Bed/F/H Bath / /	-	Selected Approach Cost Approach	
Basement Area	-	Improvements	
Garage Type	-	Lot Value	
Remodel	-	Indicated Value 0.00 Per SqFt	
Year/Eff Age /	-	Aglard Value 22,802	
Cost Approach		Site Improvements 17,483	
Manual :		Total Value 40,285 0.00 Total Value Per SqFt	
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	+ 0
Total Area	x	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00
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 - Metal East	36x20x8	Dirt	Galvanized Metal	720
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (12.60 x 720)	9,072		9,072	7,258	1,814
	LOAF	Loafing Shed North	50x28x8	Dirt	Galvanized Metal	1,400
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (5.65 x 1,400)	7,910		7,910	6,328	1,582
	UTIL	Utility Building N or House	31x61x14	Dirt	Galvanized Metal	1,891
	Qual	3.5	Cond 3.5	Year 1970	Eff Age 51	
	Valuation Summary		Modifier Total	RCN	Depr (72% Phys/ % Func)	RCNLD
	Base Cost (21.83 x 1,891)	41,281		41,281	29,722	11,559
	GBST	Grain Bin 800 BU GR BN	0x0x0	Dirt		800
	Qual	4	Cond 3	Year 1970	Eff Age 56	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (1.71 x 800)	1,368		1,368	1,094	274
	CKCP	Chicken Coop	10x10x6	Dirt	Composition Roll	100
	Qual	3	Cond 3	Year 1950	Eff Age 76	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (5.33 x 100)	533		533	426	107
	SHDS	Yard Shed - Metal North Rust Roof	56x15x10	Dirt	Galvanized Metal	840
	Qual	3	Cond 3	Year 1940	Eff Age 86	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (12.78 x 840)	10,735		10,735	8,588	2,147



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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%	NP	50			7.501	160	160	1,200	1,200
CA	CAREY SILT 1-3%	CR	50			3.739	255	255	952	952
SA	ST.PAUL 0-1%	CR	60			2.895	305	305	884	884
WB	WOODWARD 3-8%	CR	33			76.562	168	168	12,860	12,860
WB	WOODWARD 3-8%	NP	33			50.998	106	106	5,385	5,385
WD	WOODWARD-QUINLAN3-8%	CR	23			6.733	117	117	788	788
WD	WOODWARD-QUINLAN3-8%	NP	23			9.961	74	74	733	733
NP Totals						158.390			22,802	22,802
Total Agland						158.390			22,802	22,802