



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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 Time 06:48:29
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Assessment Data					Primary Image									
Account	300004080				<p>0000-13-29N-23W-4-002-00 05/21/24</p>									
Parcel ID	0000-13-29N-23W-4-002-00													
Cadastral ID	0000-29N-23W-13-4-002-00													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	2											
Tax Area	102 - 4R-BUFFALO													
Name ID	14112													
ROHRER, CLAYTON														
RT 2 BOX 97														
BUFFALO OK 73834-0000														
Parcel Location														
Situs	19051 2 RD E													
Subdivision														
Lot/Block	/	Parcel Size	1.616 - Acres											
Sec/Twn/Rng	13 / 29 / 23 / 4													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
HOUSE 5/23/2024														
Legal Description Lat/Long: 36.98756346 -99.63799154														
SEC. 13-29-23 1.61 TRACT IN SW4SW4SE4 BOOK 675 PAGE 722														
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														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
788/324	ROHRER, CLAYTON &	03/07/2025	0	04										
675/722	KENDRICK, CHARLENE R. ETA	11/04/2011	40,000	04										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	5,462	5,462	12%	655	Assessed	6,891 542.60						
Year Frozen		Improvements	58,453	51,965		6,236	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -79.00						
TIF Project ID	0	Total Value	63,915	57,427		6,891	Total Taxable	5,891 464.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300004080	ROHRER, CLAYTON	102	63,915	1000	5,690	448.00							
2024	2024-300004080	ROHRER, CLAYTON	102	69,303	1000	5,496	448.00							
2023	2023-300004080	ROHRER, CLAYTON	102	61,482	1000	5,307	439.00							
2022	2022-300004080	ROHRER, CLAYTON	102	58,400	1000	5,123	421.00							
2021	2021-300004080	ROHRER, CLAYTON	102	49,540	1000	4,945	408.00							
2020	2020-300004080	ROHRER, CLAYTON	102	48,100	1000	4,772	393.00							
2019	2019-0004080	ROHRER, CLAYTON	102	48,100		4,643	385.00							
2018	2018-0004080	ROHRER, CLAYTON	102	48,100		4,478	371.00							
2017	2017-0004080	ROHRER, CLAYTON	102	43,463		4,147	345.00							
2016	2016-0004080	ROHRER, CLAYTON	102	43,735		3,997	340.00							
2015	2015-0004080	ROHRER, CLAYTON	102	42,041		3,852	306.00							
2014	2014-0004080	ROHRER, CLAYTON	102	39,253		3,710	297.00							
2013	2013-0004080	ROHRER, CLAYTON	102	39,253		3,710	296.00							



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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1.616 Topography Street Access Utilities Amenities Method Acre Base Lot Value 1.62 x 3,379.95 = 5,462 Factor Value Adjustments Lot Value 5,462		

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% Two Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,088 / 2,176
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	6 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 78

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	73.41	Total Misc Impr	+ 15,526
Roofing Adj	+ 2.51	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 216,175
Heat/Cool Adj	+ 12.33	Depreciation (75%)	- 162,131
Plumbing Adj	+ 3.96	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 54,044
Adj Base Cost	= 92.21	Lot Value	+ 5,462
Total Area	x 2,176	Indicated Value	= 59,506
Adjusted Cost	= 200,649	Value Per SqFt	27.35

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	54,044		
Lot Value	5,462		
Indicated Value	59,506	27.35	Per SqFt
Agland Value			
Site Improvements	4,298		
Total Value	63,804	29.32	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	Enclosed Porch - Solid Wall	1955	25x8	1940	200	64.50		12,900
PATO	Slab Porch - Open	1956	3x2	1940	6	11.02		66
PATO	Slab Porch - Open	1957	5x3	1940	15	11.02		165
WODC	Wood Deck - Covered	1958	8x6	2018	48	49.90		2,395



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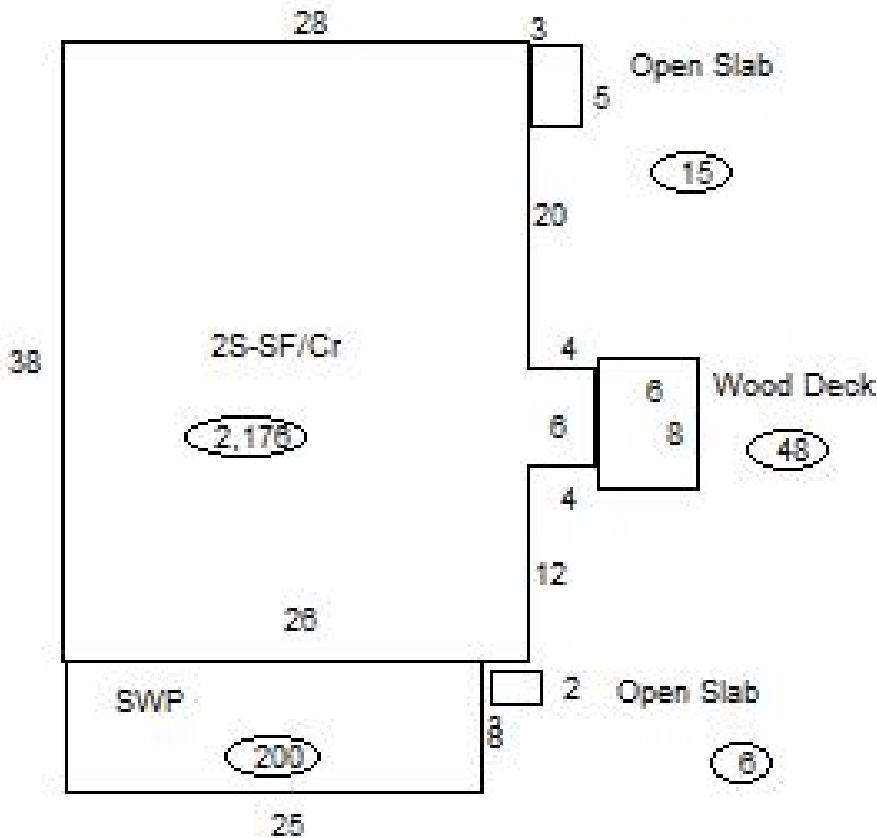
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Crawl	20	2S-SF/Cr	1,088	2.000	2,176
2	M	EPSW		20	SWP	200	1.000	200
3	M	PATO		20	Open Slab	6	1.000	6
4	M	PATO		20	Open Slab	15	1.000	15
5	M	WODC		20	Wood Deck	48	1.000	48
Total Building Area						1,088		2,176



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shipping Container REVAL2020 NEW	30x8x6	Base		240
	Qual	3	Cond 3	Year 2020	Eff Age 6	
	Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD
	Base Cost (20.78 x 240)	4,987		4,987	1,396	3,591
	PACN	Paving - Concrete	60x38x0	Concrete		2,280
	Qual	0.5	Cond 1	Year 1970	Eff Age 78	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (1.55 x 2,280)	3,534		3,534	2,827	707