



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 300004204 Parcel ID 0000-23-29N-24W-2-001-00 Cadastral ID 0000-29N-24W-23-2-001-00 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 102 - 4R-BUFFALO Name ID 25456 JORDAN FAMILY, LLC 18330 E 2 RD BUFFALO OK 73834- Parcel Location Situs 18330 E 2 RD Subdivision Lot/Block / Parcel Size 160 - Acres Sec/Twn/Rng 23 / 29 / 24 / 2 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO																																																																																																																									
Legal Description Lat/Long: 36.98679502 -99.76926099 SEC 23-29-24 NW4 BOOK 777 PAGE 153 FD BOOK 776 PAGE 562: AFF SURV TRUSTEE WAYNETTA JORDAN										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 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	6 Mobile Home 82 x 32
Condition	3.5 - Average
Quality	4 - Good
Architecture	DWMH Multi-wide MH
Style	100% Double Wide
Exterior Wall	100% Lap
Base/Total Area	2,624 / 2,624
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2016 / 9

HOUSE 7/15/2025

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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	132,462		
Lot Value	5,000		
Indicated Value	137,462	52.39	Per SqFt
Agland Value	29,894		
Site Improvements	6,865		
Total Value	174,221	66.40	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	51.55	Total Misc Impr	+ 5,278
Roofing Adj	+ 2.76	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 165,578
Heat/Cool Adj	+ 1.96	Depreciation (20%)	- 33,116
Plumbing Adj	+ 4.81	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 132,462
Adj Base Cost	= 61.09	Lot Value	+ 5,000
Total Area	x 2,624	Indicated Value	= 137,462
Adjusted Cost	= 160,300	Value Per SqFt	52.39

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	8142	26x10	2018	260	20.30		5,278



Harper

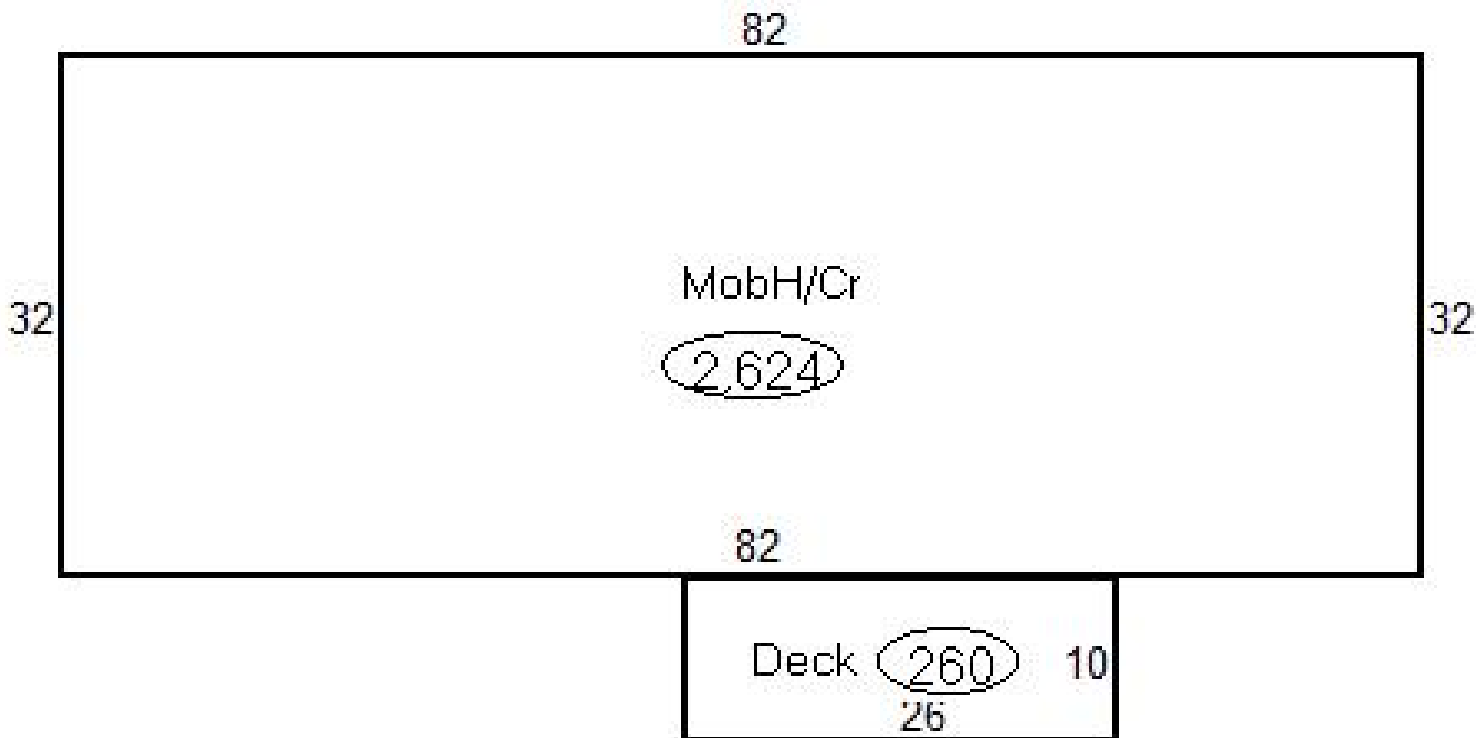
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Sketch Image

300004204



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14	Crawl	20	MobH/Cr	2,624	1.000	2,624
2	M	WODO		20	Deck	260	1.000	260
Total Building Area						2,624		2,624



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	LOAF	Loafing Shed	40x12x8	Dirt	Formed Metal	480		
	Qual	3	Cond	3	Year	2008	Eff Age	18
	Valuation Summary		Modifier Total		RCN	Depr (56% Phys/ % Func)	RCNLD	
	Base Cost (6.06 x 480)		2,909		2,909	1,629	1,280	
	GRDT	Garage - Detached	24x15x12	Concrete	Galvanized Metal	360		
	Qual	3.5	Cond	3	Year	1980	Eff Age	46
	Valuation Summary		Modifier Total		RCN	Depr (69% Phys/ % Func)	RCNLD	
	Base Cost (47.14 x 360)		16,970		16,970	11,709	5,261	
	GBST	Grain Bin 1000 BU	0x0x0	Dirt		1,000		
	Qual	3	Cond	3	Year	1980	Eff Age	46
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (1.62 x 1,000)		1,620		1,620	1,296	324	



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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%	IP	50			3.679	197	197	725	725
CA	CAREY SILT 1-3%	CR	50			55.112	255	255	14,026	14,026
CB	CAREY SILT 3-5%	CR	41			6.086	209	209	1,270	1,270
QC	QUINLAN-WDWARD 5-12%	CR	14			17.761	71	71	1,266	1,266
QC	QUINLAN-WDWARD 5-12%	IP	14			31.154	55	55	1,718	1,718
SA	ST.PAUL 0-1%	IP	60			6.311	236	236	1,492	1,492
SA	ST.PAUL 0-1%	CR	60			20.890	305	305	6,380	6,380
WB	WOODWARD 3-8%	IP	33			.022	130	130	3	3
WB	WOODWARD 3-8%	CR	33			16.738	168	168	2,811	2,811
WC	WOODWARD-QUINLAN1-3%	CR	32			1.247	163	163	203	203
CR Totals						159.000			29,894	29,894
Total Agland						159.000			29,894	29,894