



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:56:50  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300004737 <b>Parcel ID</b> 1001-00-003-001-0-001-00 <b>Cadastral ID</b> 1001-003-001-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 1 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 14329 SUMMARS, ERIC R. & JESSICA R. SUMMARS %COMMUNITY BANK OF ALVA 1729 COLLEGE BLVD ALVA OK 73717-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 00518 E HARPER ST <b>Subdivision</b> BUFFALO ORIG <b>Lot/Block</b> 0001 / 0003 <b>Parcel Size</b> 6 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.83300829 -99.62238620 BUFFALO ORIG. BLOCK 3 LOTS: 1 THRU 6					<b>MOBILE HOME</b> 1/6/2023 <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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Date 02/06/2026  
 Time 06:56:50  
 Page 2

Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	150 x 140	
Lot Count		
Units Buildable	6300	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	21,000.00 x .30 = 6,300	
Factor Value		
Adjustments		
Lot Value	6,300	

Residential Data	
Type	6 Mobile Home 76 x 32
Condition	3.5 - Average
Quality	3.5 - Average
Architecture	DWMH Multi-wide MH
Style	100% Double Wide
Exterior Wall	75% Frame, Siding, Vinyl 25% Veneer, Masonry
Base/Total Area	2,432 / 2,432
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	2014 / 11

MOBILE HOME	1/6/2023
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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	47.91	Total Misc Impr	+ 7,331
Roofing Adj	+ 2.39	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 144,934
Heat/Cool Adj	+ 1.82	Depreciation ( 26%)	- 37,683
Plumbing Adj	+ 4.46	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 107,251
Adj Base Cost	= 56.58	Lot Value	+ 6,300
Total Area	x 2,432	Indicated Value	= 113,551
Adjusted Cost	= 137,603	Value Per SqFt	46.69

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	107,251		
Lot Value	6,300		
Indicated Value	113,551	46.69	Per SqFt
Agland Value			
Site Improvements	15,940		
Total Value	129,491	53.24	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WDBS	Wood Burning Stove	0		1 2014	1	2,075.56		2,076
WODC	Wood Deck - Covered	8700	120	2023	120	43.79		5,255



Harper

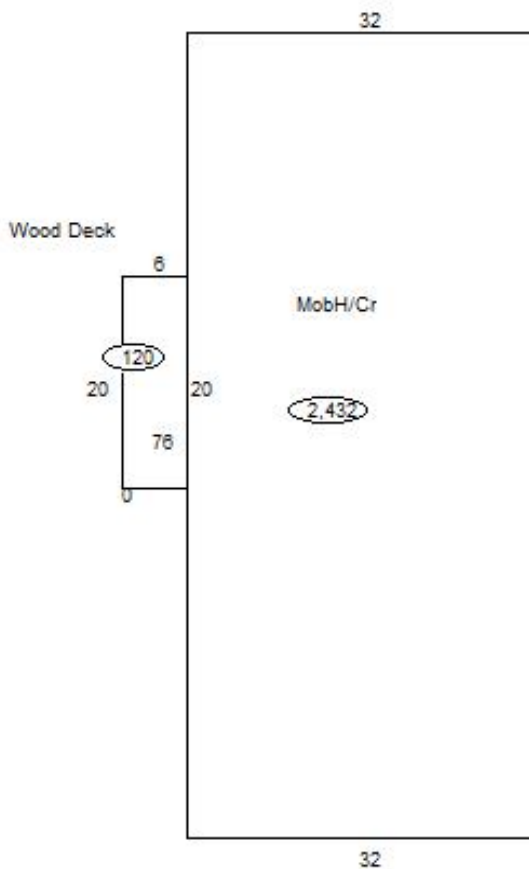
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Page 3

Sketch Image

300004737



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14	Crawl	20	MobH/Cr	2,432	1.000	2,432
2	M	WODC		20	Wood Deck	120	1.000	120
<b>Total Building Area</b>						2,432		2,432



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Page 4

300004737

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / DRIVEWAY	90x50x0			4,500
	<b>Qual</b>	3.25 <b>Cond</b> 3	<b>Year</b> 2014	<b>Eff Age</b> 12		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (69% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.00 x 4,500)		18,000	18,000	12,420	5,580
	SHDS	Shed - Small	28x16x8		Formed Metal	448
	<b>Qual</b>	4 <b>Cond</b> 4	<b>Year</b> 2014	<b>Eff Age</b> 10		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (42% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (19.44 x 448)		8,709	8,709	3,658	5,051
	SHDS	Yard Shed - Metal	8x10x6		Formed Metal	80
	<b>Qual</b>	3 <b>Cond</b> 3	<b>Year</b> 2014	<b>Eff Age</b> 12		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (26.23 x 80)		2,098	2,098	965	1,133
	CPDT	Carport - Detached	36x22x8		Formed Metal	792
	<b>Qual</b>	4 <b>Cond</b> 4	<b>Year</b> 2014	<b>Eff Age</b> 10		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (47% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (9.95 x 792)		7,880	7,880	3,704	4,176