



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 300004740 Parcel ID 1001-00-003-017-0-010-00 Cadastral ID 1001-003-017-00-0-010-00 Property Type REAL - Real Property Property Class E VI Area 1 Tax Area 201 - 4T-BUFFALO-C Name ID 25506 INDEPENDENT SCHOOL DIST. #4 HIERONYMUS STUDENT LOAN TRUST PO BOX 357 BUFFALO OK 73834- Parcel Location Situs 00203 SE FIFTH Subdivision BUFFALO ORIG Lot/Block 0017 / 0003 Parcel Size 8 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					<p>1001-00-003-017-0-010-00_003.JPG 1/6/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.83773628 -99.60711346 BUFFALO ORIG. BLOCK 3 LOTS: 17-18-19-20-21-22-23-24																																																																																																																									
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Lot Data		Square-Foot - BUFFALO ORIGMILLERS	
Lot Size	200	x	140
Lot Count			
Units Buildable	8400		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	28,000.00	x	.30 = 8,400
Factor Value			
Adjustments			
Lot Value	8,400		



Residential Data	
Type	6 Mobile Home 56 x 30
Condition	3 - Average
Quality	3 - Average
Architecture	DWMH Multi-wide MH
Style	100% Double Wide
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,896 / 1,896
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	1999 / 27

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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	50,519		
Lot Value	8,400		
Indicated Value	58,919	31.08	Per SqFt
Agland Value			
Site Improvements	39,409		
Total Value	98,328	51.86	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	45.17	Total Misc Impr	+ 658
Roofing Adj	+ 2.14	Garage Cost	+ 658
Subfloor Adj	+ 0.00	Total RCN	= 103,099
Heat/Cool Adj	+ 1.94	Depreciation (51%)	- 52,580
Plumbing Adj	+ 4.78	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 50,519
Adj Base Cost	= 54.03	Lot Value	+ 8,400
Total Area	x 1,896	Indicated Value	= 58,919
Adjusted Cost	= 102,441	Value Per SqFt	31.08

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	2131	5x5		25	26.31		658



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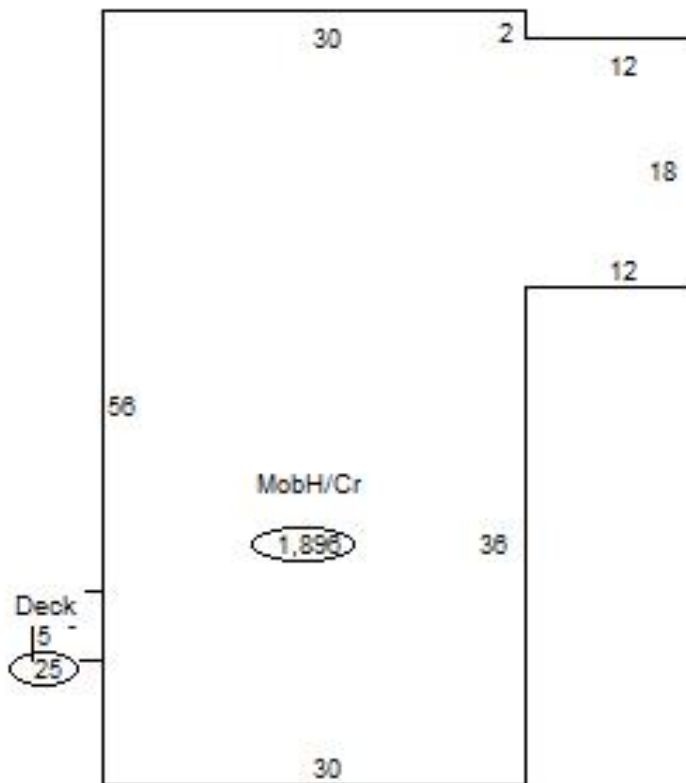
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Sketch Image

300004740



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	WODO		20	Deck	25	1.000	25
2	R	14	Crawl	20	MobH/Cr	1,896	1.000	1,896
Total Building Area						1,896		1,896



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building- GARAGE ESTIMATED	40x40x10		Formed Metal	1,600
	Qual	3	Cond 3	Year 2019	Eff Age 7	
	Valuation Summary		Modifier Total	RCN	Depr (13% Phys/ % Func)	RCNLD
Base Cost (24.55 x 1,600)		39,280		39,280	5,106	34,174
	ASC	Awning/Shelter/Carport	40x14x8		Formed Metal	560
	Qual	3	Cond 3	Year 2019	Eff Age 5	
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
Base Cost (4.09 x 560)		2,290		2,290	458	1,832
	SHDS	Shed - Small	24x12x8		Composition Shingle	288
	Qual	3	Cond 3	Year 2010	Eff Age 16	
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
Base Cost (18.64 x 288)		5,368		5,368	2,791	2,577
	SHDS	Yard Shed - Metal	12x10x6		Formed Metal	120
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
Base Cost (22.95 x 120)		2,754		2,754	1,928	826