



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300004794 <b>Parcel ID</b> 1001-00-017-013-0-001-00 <b>Cadastral ID</b> 1001-017-013-00-0-001-00 <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> 14358 ROGERS, RONALD S. & ELIZABETH A. ROGERS  P O BOX 479 BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 00703 SE SIXTH <b>Subdivision</b> BUFFALO ORIG <b>Lot/Block</b> 0013 / 0017 <b>Parcel Size</b> 5 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO					<p>1001-00-017-013-0-001-00_001.JPG 1/6/2023</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.83946591 -99.63358096 BUFFALO ORIG BLOCK 17 LOTS: 13 THRU 17																																																																																																																									
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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	140 x 140	 <p>1001-00-017-013-0-001-00 01/05/23</p> <p>1001-00-017-013-0-001-00_001.JPG 1/6/2023</p>
Lot Count		
Units Buildable	5880	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	19,600.00 x .30 = 5,880	
Factor Value		
Adjustments		
Lot Value	5,880	

Residential Data	
Type	6 Mobile Home 37 x 1
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	DWMH Multi-wide MH
Style	100% Double Wide
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	2,257 / 2,257
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2010 / 18

Cost Approach		Manual :	
Base Cost	40.69	Total Misc Impr	+ 9,875
Roofing Adj	+ 1.96	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 118,392
Heat/Cool Adj	+ 1.57	Depreciation ( 46%)	- 54,460
Plumbing Adj	+ 3.85	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 63,932
Adj Base Cost	= 48.08	Lot Value	+ 5,880
Total Area	x 2,257	Indicated Value	= 69,812
Adjusted Cost	= 108,517	Value Per SqFt	30.93

### 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	63,932		
Lot Value	5,880		
Indicated Value	69,812	30.93	Per SqFt
Agland Value			
Site Improvements	33,019		
Total Value	102,831	45.56	Total Value Per SqFt

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	One, Frame	0		1	1	4,245.19		4,245
PATC	Patio - Covered	2182	20x13	2023	260	13.45		3,497
RSPC	Raised Slab Porch - Covered	2183	18x5		90	23.70		2,133



Harper

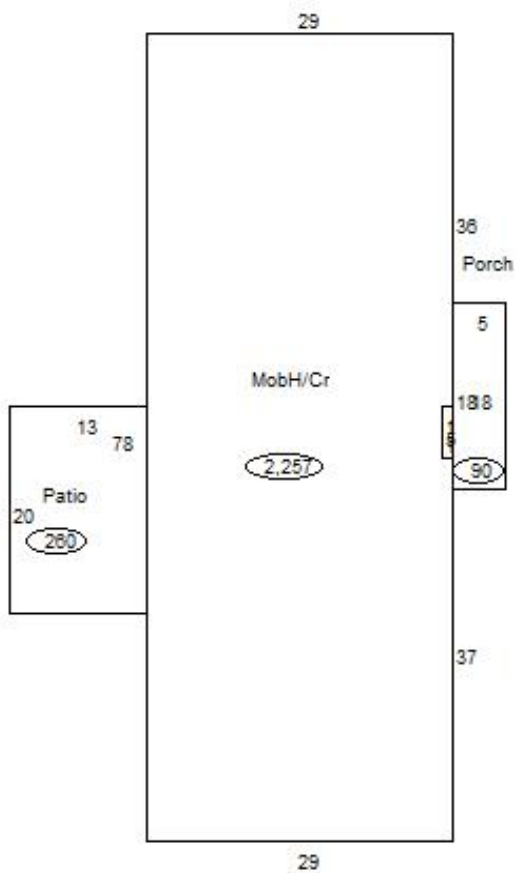
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14	Crawl	20	MobH/Cr	2,257	1.000	2,257
2	M	PATC		20	Patio	260	1.000	260
3	M	RSPC		20	Porch	90	1.000	90
<b>Total Building Area</b>						<b>2,257</b>		<b>2,257</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	50x30x12	Concrete	Formed Metal	1,500
	Qual 4	Cond 4	Year 2011	Eff Age 12		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (29.35 x 1,500)	44,025	44,025	11,006	33,019