




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 06:57:40  
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Assessment Data					Primary Image																																																																																																															
<b>Account</b> 300004799 <b>Parcel ID</b> 1001-00-018-016-0-001-00 <b>Cadastral ID</b> 1001-018-016-00-0-001-00 <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> 25716 OLMSTEAD, BRAXTON & MACKENZIE OLMSTEAD  107 EAST BRULE BUFFALO OK 73834-  <b>Parcel Location</b> <b>Situs</b> 00407 E BROAD <b>Subdivision</b> BUFFALO ORIG <b>Lot/Block</b> 0016 / 0018 <b>Parcel Size</b> 2 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO					 <p>1001-00-018-016-0-001-00_001.JPG 1/6/2023</p>																																																																																																															
<b>Legal Description</b> Lat/Long: 36.95489043 -99.90407252 BUFFALO ORIG. BLOCK 18 LOTS: W 15' OF 16 & 17 BOOK 572 PGE 331																																																																																																																				
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Lot Data		Square-Foot - BUFFALO ORIGMILLERS	
Lot Size	0	0	
Lot Count			
Units Buildable	2310		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	7,700.00 x .30 = 2,310		
Factor Value			
Adjustments			
Lot Value	2,310		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,305 / 1,305
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Built-In Garage
Remodel	
Year/Eff Age	1940 / 86

1001-00-018-016-0-001-00\_001.JPG 1/6/2023

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	84.48	Total Misc Impr	+ 8,998
Roofing Adj	+ 4.09	Garage Cost	+ 11,212
Subfloor Adj	+ 0.00	Total RCN	= 147,839
Heat/Cool Adj	+ 1.73	Depreciation ( 80%)	- 118,271
Plumbing Adj	+ 7.51	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 29,568
Adj Base Cost	= 97.80	Lot Value	+ 2,310
Total Area	x 1,305	Indicated Value	= 31,878
Adjusted Cost	= 127,629	Value Per SqFt	24.43

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	29,568		
Lot Value	2,310		
Indicated Value	31,878	24.43	Per SqFt
Agland Value			
Site Improvements	1,943		
Total Value	33,821	25.92	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	Slab Porch - Covered	2198	412		412	21.84	8,998



Harper

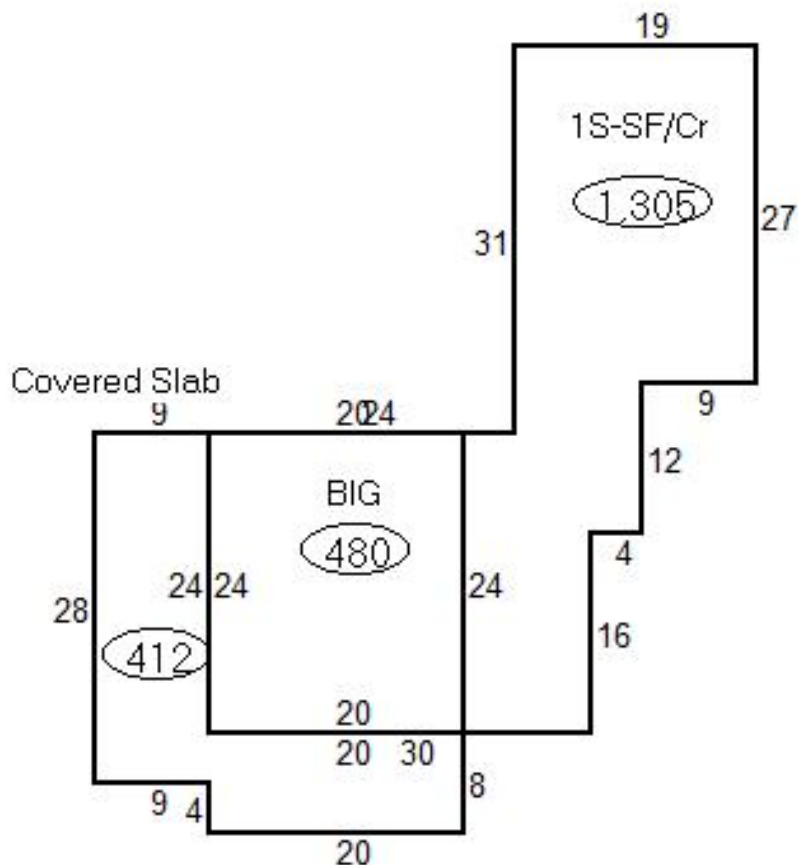
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Sketch Image

300004799



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	Covered Slab	412	1.000	412
2	G	8		20	BIG	480	1.000	480
3	R	1	Crawl	20	1S-SF/Cr	1,305	1.000	1,305
<b>Total Building Area</b>						1,305		1,305



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Wood	12x9x6		Composition Shingle	108
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2019	<b>Eff Age</b> 7		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (32% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (22.81 x 108)	2,463		2,463	788	1,675

	PACN	Paving - Concrete	20x16x0			320
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2000	<b>Eff Age</b> 26		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.19 x 320)	1,341		1,341	1,073	268