



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 300004806 Parcel ID 1001-00-019-016-0-001-00 Cadastral ID 1001-019-016-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 201 - 4T-BUFFALO-C Name ID 14366 KNOTT, LESTER R. & BECKY R. KNOTT P O BOX 831 BUFFALO OK 73834-0000 Parcel Location Situs 00315 E BROAD Subdivision BUFFALO ORIG Lot/Block 0016 / 0019 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					<p>1001-00-019-016-0-001-00 01/05/23</p> <p>1001-00-019-016-0-001-00_002.JPG 1/6/2023</p>																																																																																																																				
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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	75 x 140	<p>1001-00-019-016-0-001-00 01/05/23</p> <p>1001-00-019-016-0-001-00_002.JPG 1/6/2023</p>
Lot Count		
Units Buildable	3150	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,500.00 x .30 = 3,150	
Factor Value		
Adjustments		
Lot Value	3,150	

Residential Data	
Type	6 Mobile Home 40 x 28
Condition	3 - Average
Quality	3 - Average
Architecture	DWMH Multi-wide MH
Style	100% Double Wide
Exterior Wall	100% Lap
Base/Total Area	1,876 / 1,876
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	14 Metal, Ribbed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2000 / 26



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	

Cost Approach		Manual :	
Base Cost	46.34	Total Misc Impr	+ 1,528
Roofing Adj	+ 2.15	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 105,252
Heat/Cool Adj	+ 1.96	Depreciation (50%)	- 52,626
Plumbing Adj	+ 4.84	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 52,626
Adj Base Cost	= 55.29	Lot Value	+ 3,150
Total Area	x 1,876	Indicated Value	= 55,776
Adjusted Cost	= 103,724	Value Per SqFt	29.73

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	52,626		
Lot Value	3,150		
Indicated Value	55,776	29.73	Per SqFt
Agland Value			
Site Improvements	1,489		
Total Value	57,265	30.53	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	OPEN PORCH	2210	8x4		32	9.78		313
WODO	Wood Deck - Open	8706	8x6		48	25.32		1,215



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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	M	PATO		20	Open Slab	32	1.000	32
2	R	14	Crawl	20	MobH/Cr	1,876	1.000	1,876
3	M	WODO		20	Deck	48	1.000	48
Total Building Area						1,876		1,876



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed - Wood	16x16x6		Formed Metal	256	
	Qual	3	Cond 3	Year	2000	Eff Age	26
		Valuation Summary	Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD	
		Base Cost (19.39 x 256)	4,964		4,964	3,475	1,489