



# 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> 300004890 <b>Parcel ID</b> 1001-00-039-007-0-001-00 <b>Cadastral ID</b> 1001-039-007-00-0-001-00 <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> 14413 GIRK, ANDREA & ROSS A. GIRK & LISA GIRK  810 SE 5TH ST BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 00810 SE FIFTH <b>Subdivision</b> BUFFALO ORIG <b>Lot/Block</b> 0007 / 0039 <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: 36.83189303 -99.63096315																																																																																																																									
<b>Legal Description</b> BUFFALO ORIG. BLOCK 39 LOTS: 7 THRU 12					<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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Lot Data		Square-Foot - BUFFALO ORIGMILLERS
Lot Size	0	0
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	



House before Privacy Fence

4/8/2019

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	74% 1 1/2 Story Finished 26% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,840 / 2,440
Style	74% 1 1/2 Story Finished - 26% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	, Partition
Garage Type	
Remodel	ROOF -
Year/Eff Age	1950 / 76

### 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	56,250		
Lot Value	6,300		
Indicated Value	62,550	25.64	Per SqFt
Agland Value			
Site Improvements	10,333		
Total Value	72,883	29.87	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	70.45	Total Misc Impr	+ 3,603
Roofing Adj	+ 3.36	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 216,347
Heat/Cool Adj	+ 10.77	Depreciation ( 74%)	- 160,097
Plumbing Adj	+ 2.62	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 56,250
Adj Base Cost	= 87.19	Lot Value	+ 6,300
Total Area	x 2,440	Indicated Value	= 62,550
Adjusted Cost	= 212,744	Value Per SqFt	25.64

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	2321	20x8		160	22.52		3,603



Harper

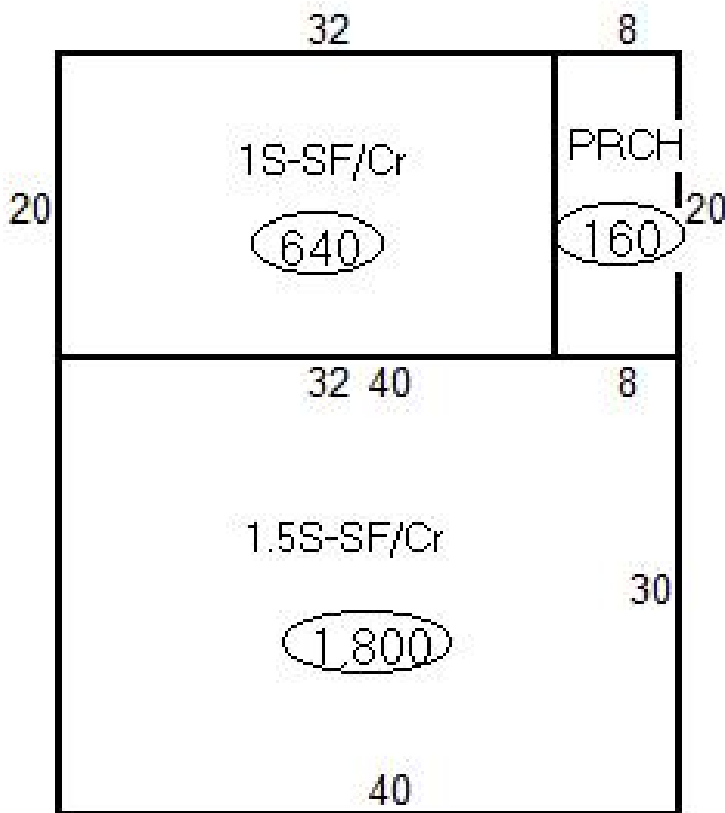
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Sketch Image

300004890



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	20	1.5S-SF/Cr	1,200	1.500	1,800
2	M	PRCH		20	PRCH	160	1.000	160
3	R	1	Crawl	20	1S-SF/Cr	640	1.000	640
<b>Total Building Area</b>						1,840		2,440



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BNV	Loafing Shed - NO ROOF 2025	20x12x0			240	
	Qual	3	Cond 3	Year 2024	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (0.00 x 240)						
	SHDS	Shed - Small	18x12x6		Formed Metal	216	
	Qual	3	Cond 3	Year 2012	Eff Age 14		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (49% Phys/ 0% Func)</b>	<b>RCNLD</b>	
	Base Cost (20.53 x 216)		4,434	1,298	5,732	2,809	2,923
	Warm & Cooled Air		Total Area 216			1,298	
	SHDS	EQUIP SHED	36x34x10		Galvanized Metal	1,224	
	Qual	3	Cond 3	Year 1999	Eff Age 27		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (71% Phys/ 0% Func)</b>	<b>RCNLD</b>	
	Base Cost (17.71 x 1,224)		21,677		21,677	15,391	6,286
	LNT0	Lean To - Attached	36x12x8		Formed Metal	432	
	Qual	3	Cond 3	Year 1999	Eff Age 27		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ 0% Func)</b>	<b>RCNLD</b>	
	Base Cost (6.93 x 432)		2,994		2,994	2,395	599
	GBST	Grain Bin - Storage 1200 BU	0x0x0			1,200	
	Qual	3	Cond 3	Year 1998	Eff Age 28		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (73% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (1.62 x 1,200)		1,944		1,944	1,419	525