



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:59:36  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300004931 <b>Parcel ID</b> 1040-00-001-002-0-001-00 <b>Cadastral ID</b> 1040-001-002-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 2 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 14431 LAKE, GLENN DEAN & JOYCE LEE LAKE  PO BOX 545 BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 00619 E BRULE ST <b>Subdivision</b> LENARD'S ADDN. <b>Lot/Block</b> 0002 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100300 - RANCHLENARDS <b>School District</b> 4-BUFFAL - 4-BUFFALO																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.84324062 -99.62372843 LENARDS ADD BLOCK 1 LOTS: ALL LOT 2 TOD: BOOK 769 PAGE 230										<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 RANCHLENARD	Primary Image
Lot Size	145 x 140	<p>1040-00-001-002-0-001-00 02/22/24</p>
Lot Count		
Units Buildable	7105	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	20,300.00 x .35 = 7,105	
Factor Value		
Adjustments		
Lot Value	7,105	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Masonry, Brick/Stone
Base/Total Area	2,087 / 2,087
Style	100% One Story
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	600 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1982 / 44

HOUSE	2/23/2024
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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	79.03	Total Misc Impr	+ 9,511
Roofing Adj	+ 3.37	Garage Cost	+ 13,449
Subfloor Adj	+ 0.90	Total RCN	= 226,088
Heat/Cool Adj	+ 9.78	Depreciation ( 52%)	- 117,566
Plumbing Adj	+ 4.26	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 108,522
Adj Base Cost	= 97.33	Lot Value	+ 7,105
Total Area	x 2,087	Indicated Value	= 115,627
Adjusted Cost	= 203,128	Value Per SqFt	55.40

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	108,522		
Lot Value	7,105		
Indicated Value	115,627	55.40	Per SqFt
Agland Value			
Site Improvements	12,379		
Total Value	128,006	61.33	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1	1	4,340.86		4,341
PATO	Slab Porch - Open	2418	5x4		20	9.25		185
PRCH	Slab Porch - Covered	2420	250	2022	250	19.94		4,985



Harper

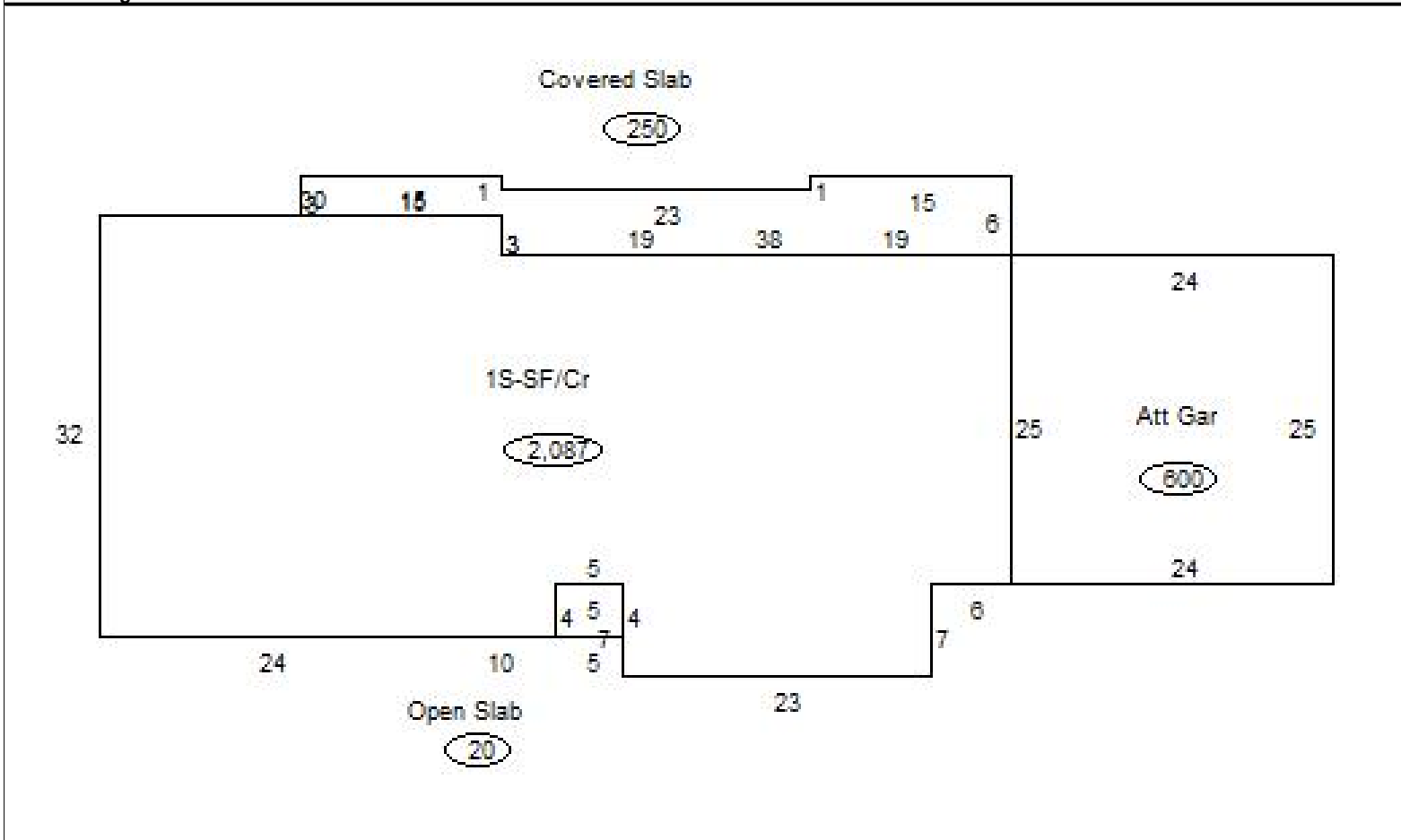
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		20	Att Gar	600	1.000	600
2	M	PATO		20	Open Slab	20	1.000	20
3	R	1	Crawl	20	1S-SF/Cr	2,087	1.000	2,087
4	M	PRCH		20	Covered Slab	250	1.000	250
<b>Total Building Area</b>						2,087		2,087



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
 <p>4-9-2020 1040-00-001-002-0-001-00</p>	UTIL	Utility Bldg	30x26x12	Concrete	Galvanized Metal	780	
	Qual	3	Cond 3	Year 2007	Eff Age 19		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (27.51 x 780)	21,458		21,458	9,871	11,587
	SHDS	Yard Shed - Wood	14x14x6	Concrete	Composition Shingle	196	
	Qual	3	Cond 3	Year 1993	Eff Age 33		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (20.20 x 196)	3,959		3,959	3,167	792