




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 300004932 Parcel ID 1040-00-001-003-0-001-00 Cadastral ID 1040-001-003-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 2 Tax Area 201 - 4T-BUFFALO-C Name ID 14432 APPLETON, BRUCE & CARLA DE'ETT APPLETON P O BOX 462 BUFFALO OK 73834-0000 Parcel Location Situs 00617 E BRULE ST Subdivision LENARD'S ADDN. Lot/Block 0003 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 100300 - RANCHLENARDS School District 4-BUFFAL - 4-BUFFALO					 <p>1040-00-001-003-0-001-00 02/22/24</p>																													
HOUSE										2/23/2024																								
Legal Description					Building Permits																													
Lat/Long: 36.84619781 -99.62558694 LENARDS ADD BLOCK 1 LOT 3					<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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Exemptions					Sale History																													
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Code	Type	Active	Maximum	Exemption																														
H	Homestead	Yes	1,000	1,000																														
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516/408	BOWLES, DOUG, ETUX	06/26/1996	44,000	Q																														
Parcel Valuation																																		
Source		REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																									
Remove Cap			Land Value	7,105	7,105	12%	853	Assessed	8,671	682.75																								
Year Frozen			Improvements	74,090	65,151		7,818	Penalty	0																									
Uncapped Value		0	Mobile Home	0	0		0	Exemption	1,000	-79.00																								
TIF Project ID		0	Total Value	81,195	72,256		8,671	Total Taxable	7,671	604.00																								
Assessment History																																		
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																									
2025	2025-300004932	APPLETON, BRUCE &			201	81,195	1000	7,419	584.00																									
2024	2024-300004932	APPLETON, BRUCE &			201	83,868	1000	7,173	584.00																									
2023	2023-300004932	APPLETON, BRUCE &			201	77,980	1000	6,936	574.00																									
2022	2022-300004932	APPLETON, BRUCE &			201	64,200	1000	6,704	551.00																									
2021	2021-300004932	APPLETON, BRUCE AND			201	64,469	1000	6,610	546.00																									
2020	2020-300004932	APPLETON, BRUCE AND			201	61,568	1000	6,389	526.00																									
2019	2019-0004932	APPLETON, BRUCE AND			201	66,383		6,966	577.00																									
2018	2018-0004932	APPLETON, BRUCE AND			201	67,494		7,099	589.00																									
2017	2017-0004932	APPLETON, BRUCE AND			201	66,383		6,966	579.00																									
2016	2016-0004932	APPLETON, BRUCE AND			201	72,446		7,693	655.00																									
2015	2015-0004932	APPLETON, BRUCE AND			201	72,206		7,665	608.00																									
2014	2014-0004932	APPLETON, BRUCE AND			201	73,364		7,804	625.00																									
2013	2013-0004932	APPLETON, BRUCE AND			201	83,196		8,339	664.00																									



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Lot Data	Square-Foot - BUFFALO RANCHLENARD	Primary Image
Lot Size	140 x 145	
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	2.5 - Fair
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,488 / 1,488
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	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 51

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	85.13	Total Misc Impr	+ 3,428
Roofing Adj	+ 3.60	Garage Cost	+ 13,043
Subfloor Adj	+ 0.94	Total RCN	= 173,336
Heat/Cool Adj	+ 9.78	Depreciation (58%)	- 100,535
Plumbing Adj	+ 5.98	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 72,801
Adj Base Cost	= 105.42	Lot Value	+ 7,105
Total Area	x 1,488	Indicated Value	= 79,906
Adjusted Cost	= 156,865	Value Per SqFt	53.70

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	72,801		
Lot Value	7,105		
Indicated Value	79,906	53.70	Per SqFt
Agland Value			
Site Improvements			
Total Value	79,906	53.70	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WDBS	1 1st Stv Cls A	0		1	1	1,700.74		1,701
PATO	Raised Slab Porch - Open	2424	24x8		192	8.56		1,644
PATO	Slab Porch - Open	2425	3x3		9	9.25		83



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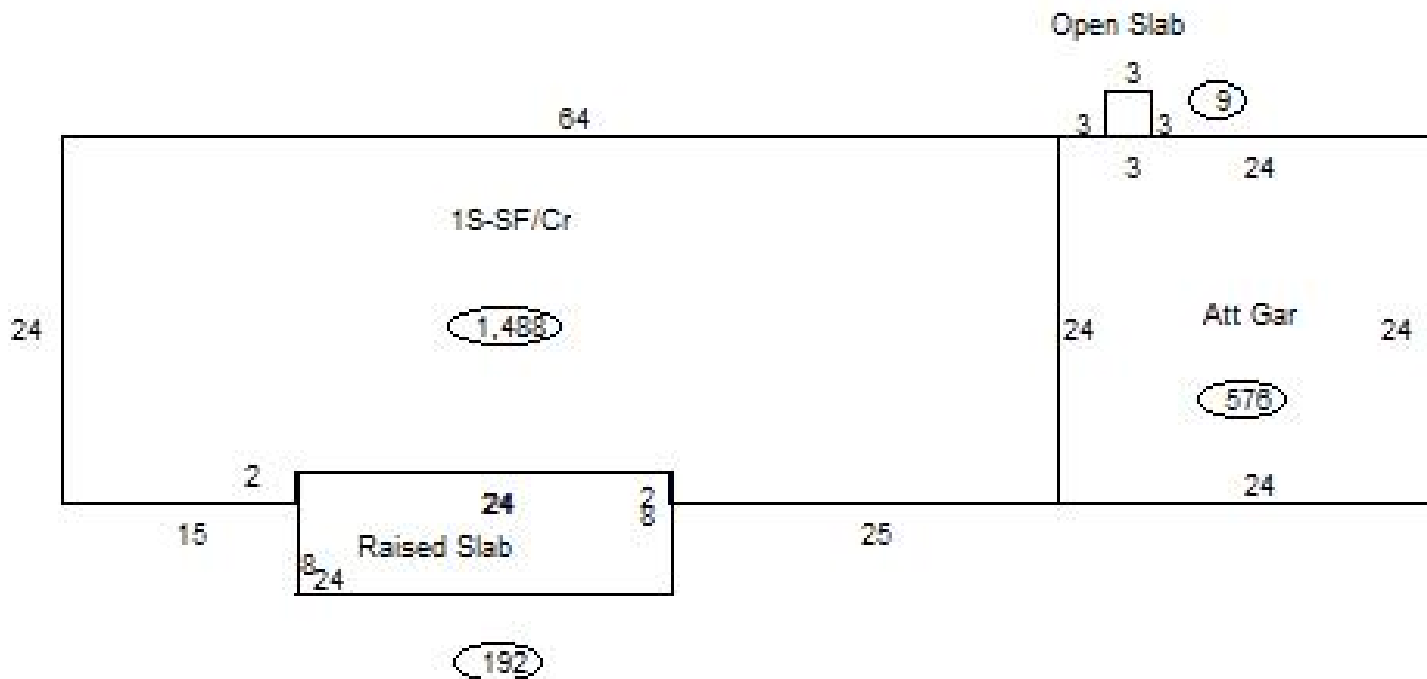
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Sketch Image

300004932



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		20	Att Gar	576	1.000	576
2	R	1	Crawl	20	1S-SF/Cr	1,488	1.000	1,488
3	M	PATO		20	Raised Slab	192	1.000	192
4	M	PATO		20	Open Slab	9	1.000	9
Total Building Area						1,488		1,488