



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 300004934 Parcel ID 1040-00-001-005-0-001-00 Cadastral ID 1040-001-005-00-0-001-00 Property Type REAL - Real Property Property Class E VI Area 2 Tax Area 201 - 4T-BUFFALO-C Name ID 25506 INDEPENDENT SCHOOL DIST. #4 HIERONYMUS STUDENT LOAN TRUST PO BOX 357 BUFFALO OK 73834- Parcel Location Situs 00613 E BRULE ST Subdivision LENARD'S ADDN. Lot/Block 0005 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 100300 - RANCHLENARDS School District 4-BUFFAL - 4-BUFFALO																																																																																																																									
Legal Description Lat/Long: 36.84132257 -99.62059689 LENARDS ADD BLOCK 1 LOTS ALL LOT 5										Building Permits <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	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	3 - Average
Quality	2.5 - Fair
Architecture	EARTH EARTH SHELTER
Style	100% One Story
Exterior Wall	50% Masonry, Brick/Stone 50% Frame, Siding, Wc
Base/Total Area	1,933 / 1,933
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,933
Fixture/RghIn	8 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1970 / 56

HOUSE 2/23/2024

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	69,673		
Lot Value	7,105		
Indicated Value	76,778	39.72	Per SqFt
Agland Value			
Site Improvements	491		
Total Value	77,269	39.97	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	77.10	Total Misc Impr	+ 1,686
Roofing Adj	+ 3.41	Garage Cost	+ 0
Subfloor Adj	+ -0.90	Total RCN	= 183,349
Heat/Cool Adj	+ 9.78	Depreciation (62%)	- 113,676
Plumbing Adj	+ 4.60	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 69,673
Adj Base Cost	= 93.98	Lot Value	+ 7,105
Total Area	x 1,933	Indicated Value	= 76,778
Adjusted Cost	= 181,663	Value Per SqFt	39.72

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	2433	6x5		30	9.25		278
WODO	Wood Deck - Open	2434	12x5		60	23.46		1,408



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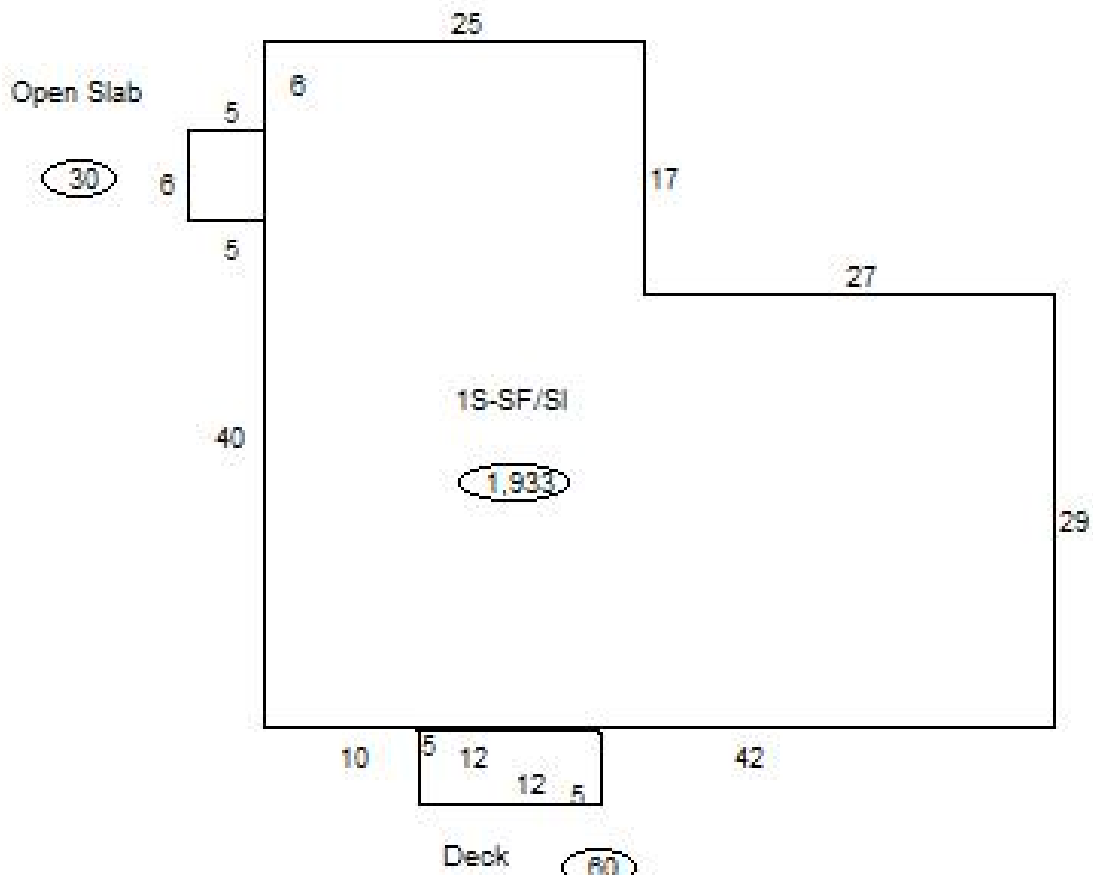
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Sketch Image

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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	30	1.000	30
2	M	WODO		20	Deck	60	1.000	60
3	R	1	Slab	20	1S-SF/SI	1,933	1.000	1,933
Total Building Area						1,933		1,933



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Wood	14x10x6	Dirt	Composition Roll	140
	Qual	3	Cond 3	Year 1990	Eff Age 36	
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (17.54 x 140)	2,456		2,456	1,965
						491