




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	300004935				 <p>1040-00-001-006-0-001-001 02/22/24</p>									
Parcel ID	1040-00-001-006-0-001-00													
Cadastral ID	1040-001-006-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	2											
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14435													
GERMAN, STEVE C. ETUX														
P O BOX 476 BUFFALO OK 73834-0000														
Parcel Location														
Situs	00611 E BRULE ST													
Subdivision	LENARD'S ADDN.													
Lot/Block	0006 / 0001	Parcel Size	1 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	100300 - RANCHLENARDS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.84197045 -99.62404911														
LENARDS ADDITION BLOCK 1 LOT 6														
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 colspan="5"> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
<table border="1"> <thead> <tr> <th>Code</th><th>Type</th><th>Active</th><th>Maximum</th><th>Exemption</th></tr> </thead> <tbody> <tr> <td>H</td><td>Homestead</td><td>Yes</td><td>1,000</td><td>1,000</td></tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
<table border="1"> <thead> <tr> <th>Bk/Pg</th><th>Grantor</th><th>Date</th><th>Price</th><th>Code</th></tr> </thead> <tbody> <tr> <td colspan="5"> </td></tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code					
Bk/Pg	Grantor	Date	Price	Code										
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	14,774	1,163.30					
Year Frozen		Improvements	146,961	116,002		13,921	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-78.00					
TIF Project ID	0	Total Value	154,066	123,107		14,774	Total Taxable	13,774	1,085.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300004935	GERMAN, STEVE C. ETUX	201	154,066	1000	13,343	1,051.00							
2024	2024-300004935	GERMAN, STEVE C. ETUX	201	162,463	1000	12,925	1,052.00							
2023	2023-300004935	GERMAN, STEVE C. ETUX	201	141,454	1000	12,520	1,036.00							
2022	2022-300004935	GERMAN, STEVE C. ETUX	201	109,381	1000	12,126	997.00							
2021	2021-300004935	GERMAN, STEVE C. ETUX	201	109,735	1000	12,169	1,005.00							
2020	2020-300004935	GERMAN, STEVE C. ETUX	201	107,999	1000	11,960	984.00							
2019	2019-0004935	GERMAN, STEVE C. ETUX	201	115,917		12,166	1,008.00							
2018	2018-0004935	GERMAN, STEVE C. ETUX	201	117,564		11,783	977.00							
2017	2017-0004935	GERMAN, STEVE C. ETUX	201	107,686		11,410	949.00							
2016	2016-0004935	GERMAN, STEVE C. ETUX	201	104,051		11,049	940.00							
2015	2015-0004935	GERMAN, STEVE C. ETUX	201	103,701		10,698	849.00							
2014	2014-0004935	GERMAN, STEVE C. ETUX	201	105,335		10,357	830.00							
2013	2013-0004935	GERMAN, STEVE C. ETUX	201	120,580		10,027	799.00							



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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	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,371 / 2,371
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	500 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 46

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	82.38	Total Misc Impr	+ 6,768
Roofing Adj	+ 3.60	Garage Cost	+ 13,570
Subfloor Adj	+ 0.00	Total RCN	= 259,548
Heat/Cool Adj	+ 10.77	Depreciation (51%)	- 132,370
Plumbing Adj	+ 4.13	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 127,178
Adj Base Cost	= 100.89	Lot Value	+ 7,105
Total Area	x 2,371	Indicated Value	= 134,283
Adjusted Cost	= 239,210	Value Per SqFt	56.64

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	127,178		
Lot Value	7,105		
Indicated Value	134,283	56.64	Per SqFt
Agland Value			
Site Improvements	17,697		
Total Value	151,980	64.10	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	2437	10x8		80	9.78		782
PRCH	Slab Porch - Covered	2438	15x13		195	22.42		4,372
RSPC	Raised Slab Porch - Covered	2441	10x4		40	40.35		1,614



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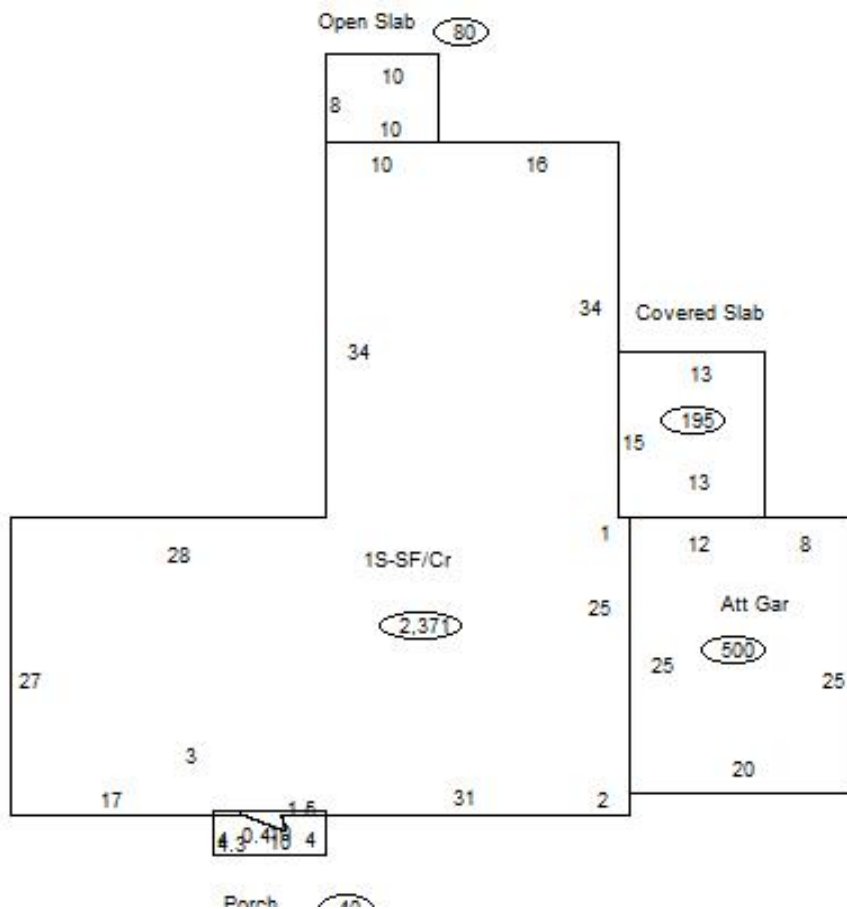
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Sketch Image

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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	80	1.000	80
2	M	PRCH		20	Covered Slab	195	1.000	195
3	G	1		20	Att Gar	500	1.000	500
4	R	1	Crawl	20	1S-SF/Cr	2,371	1.000	2,371
5	M	RSPC		20	Porch	40	1.000	40
Total Building Area						2,371		2,371



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	30x24x10	Base	Formed Metal	720
	Qual	3	Cond 3	Year 2018	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (27.14 x 720)		19,541	19,541	2,931	16,610
	SHDS	Yard Shed - MASONRY	12x10x6	Base	Wood Shingle	120
	Qual	3	Cond 3	Year 1995	Eff Age 31	
	Valuation Summary		Modifier Total	RCN	Depr (78% Phys/ % Func)	RCNLD
	Base Cost (26.02 x 120)		3,122	3,122	2,435	687
	PACN	Paving - Concrete	24x20x0			480
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.17 x 480)		2,002	2,002	1,602	400