



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:59:41
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Assessment Data					Primary Image									
Account	300004937													
Parcel ID	1040-00-001-008-0-002-00													
Cadastral ID	1040-001-008-00-0-002-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	2											
Tax Area	201 - 4T-BUFFALO-C													
Name ID	25843													
OLMSTEAD, MACKENZIE														
107 E. BRULE BUFFALO OK 73834-														
Parcel Location														
Situs	00605 E BRULE ST													
Subdivision	LENARD'S ADDN.													
Lot/Block	0008 / 0001	Parcel Size	1 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	100300 - RANCHLENARDS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.84242330 -99.62067610														
Building Permits														
LENARDS ADD BLOCK 1 LOTS W2 8; E2 9 BOOK 793 PAGE 724														
<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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	No	1,000		Bk/Pg	Grantor	Date	Price	Code					
					793/724	HART, JOE, ETUX	10/20/2025	75,000	Q					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap	2026	Land Value	6,591	6,591	12%	791	Assessed	7,254	571.18					
Year Frozen		Improvements	8,683	8,683		1,042	Penalty	0						
Uncapped Value	0	Mobile Home	45,174	45,174		5,421	Exemption	0	0.00					
TIF Project ID	0	Total Value	60,448	60,448		7,254	Total Taxable	7,254	571.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300004937	HART, JOE, ETUX	201	51,414	1000	3,917	308.00							
2024	2024-300004937	HART, JOE, ETUX	201	48,368	1000	3,773	307.00							
2023	2023-300004937	HART, JOE, ETUX	201	43,513	1000	3,634	301.00							
2022	2022-300004937	HART, JOE, ETUX	201	40,525	1000	3,499	288.00							
2021	2021-300004937	HART, JOE, ETUX	201	39,637	1000	3,369	278.00							
2020	2020-300004937	HART, JOE, ETUX	201	40,107	1000	3,241	267.00							
2019	2019-0004937	HART, JOE, ETUX	201	40,107		3,118	258.00							
2018	2018-0004937	HART, JOE, ETUX	201	40,107		2,998	249.00							
2017	2017-0004937	HART, JOE, ETUX	201	40,145		2,882	240.00							
2016	2016-0004937	HART, JOE, ETUX	201	34,749		2,535	216.00							
2015	2015-0004937	HART, JOE, ETUX	201	29,827		2,432	193.00							
2014	2014-0004937	HART, JOE, ETUX	201	29,827		2,332	187.00							
2013	2013-0004937	HART, JOE, ETUX	201	25,695		2,083	166.00							



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Lot Data	Square-Foot - BUFFALO RANCHLENARD	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	6591	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	18,830.00 x .35 = 6,591	
Factor Value		
Adjustments		
Lot Value	6,591	

Residential Data	
Type	6 Mobile Home 60 x 24
Condition	4 - Good
Quality	4 - Good
Architecture	DWMH Multi-wide MH
Style	100% Double Wide
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,440 / 1,440
Style	100% Double Wide
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	
Remodel	
Year/Eff Age	1976 / 40

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	57.61	Total Misc Impr	+ 23,775
Roofing Adj	+ 3.15	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 129,068
Heat/Cool Adj	+ 3.58	Depreciation (65%)	- 83,894
Plumbing Adj	+ 8.78	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 45,174
Adj Base Cost	= 73.12	Lot Value	+ 6,591
Total Area	x 1,440	Indicated Value	= 51,765
Adjusted Cost	= 105,293	Value Per SqFt	35.95

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	45,174		
Lot Value	6,591		
Indicated Value	51,765	35.95	Per SqFt
Agland Value			
Site Improvements	8,683		
Total Value	60,448	41.98	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	Wood Deck - Covered	2446	300		300	31.73		9,519
WODC	Wood Deck - Covered	11608	30x15		450	31.68		14,256



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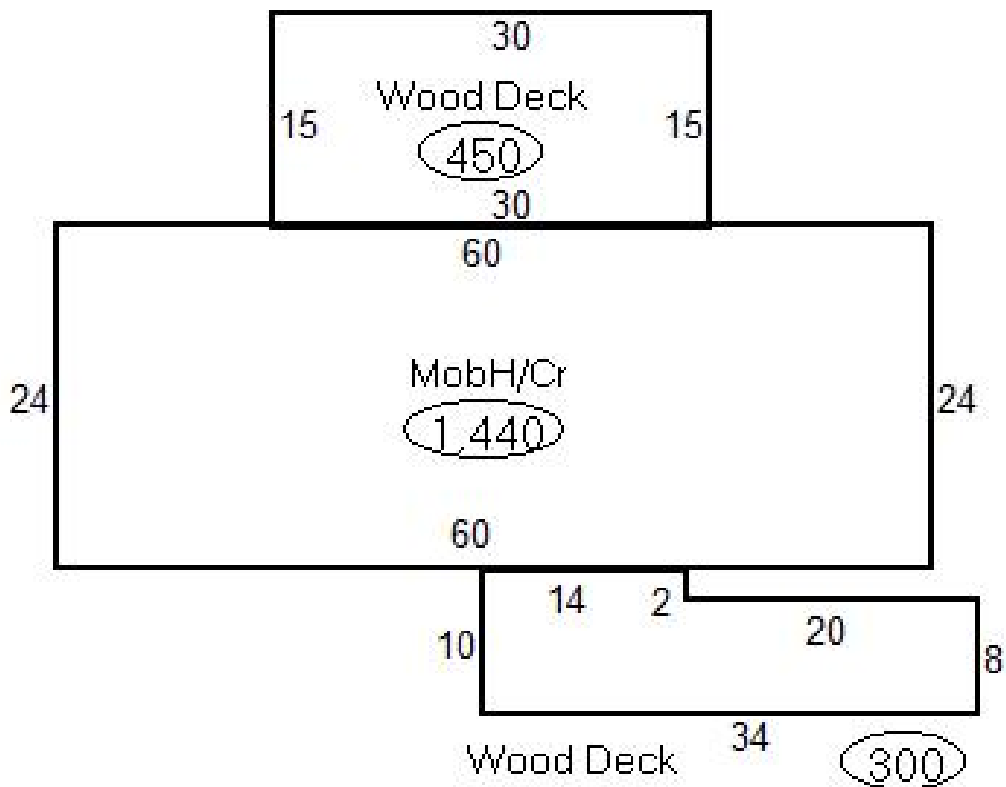
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14	Crawl	20	MobH/Cr	1,440	1.000	1,440
2	M	WODC		20	Wood Deck	300	1.000	300
3	M	WODC		20	Wood Deck	450	1.000	450
Total Building Area						1,440		1,440



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	SHDS	Yard Shed - Wood	40x10x8		Formed Metal	400		
	Qual	3	Cond	3	Year	2017	Eff Age	9
	Warm & Cooled Air		Total Area		400	2,404		
	Valuation Summary		Modifier Total		RCN	Depr (40% Phys/ % Func)	RCNLD	
Base Cost (17.85 x 400)		7,140	2,404		9,544	3,818	5,726	
	PERG	Pergola IN BACK YARD	8x8x8		Galvanized Metal	64		
	Qual	3	Cond	3	Year	2010	Eff Age	12
	Valuation Summary		Modifier Total		RCN	Depr (31% Phys/ % Func)	RCNLD	
	Base Cost (12.75 x 64)		816	816		253	563	
	CPDT	Carport - Detached	20x22x8	Concrete	Formed Metal	440		
	Qual	3	Cond	3	Year	2009	Eff Age	17
	Valuation Summary		Modifier Total		RCN	Depr (62% Phys/ % Func)	RCNLD	
	Base Cost (7.84 x 440)		3,450	3,450		2,139	1,311	
	PACN	CONCRETE PAD UNDER CARPORT	25x20x0			500		
	Qual	3	Cond	3	Year	2009	Eff Age	17
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (4.16 x 500)		2,080	2,080		1,664	416	
	SHDS	Yard Shed - Metal	12x6x6	Dirt	Formed Metal	72		
	Qual	3	Cond	3	Year	1995	Eff Age	31
	Valuation Summary		Modifier Total		RCN	Depr (78% Phys/ % Func)	RCNLD	
	Base Cost (23.28 x 72)		1,676	1,676		1,307	369	
	SHDS	Yard Shed - Metal	8x6x6	Dirt	Formed Metal	48		
	Qual	3	Cond	3	Year	1995	Eff Age	31
	Valuation Summary		Modifier Total		RCN	Depr (78% Phys/ % Func)	RCNLD	
	Base Cost (28.18 x 48)		1,353	1,353		1,055	298	