




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:59:42
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Assessment Data					Primary Image																																																																																																															
Account 300004938 Parcel ID 1040-00-001-009-0-001-00 Cadastral ID 1040-001-009-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 2 Tax Area 201 - 4T-BUFFALO-C Name ID 25659 APPLETON, BRUCE E. AND CARLA D. APPLETON (JT) P O BOX 462 BUFFALO OK 73834- Parcel Location Situs 00603 E BRULE ST Subdivision LENARD'S ADDN. Lot/Block 0009 / 0001 Parcel Size .5 - Lots Sec/Twn/Rng / / / Neighborhood 100300 - RANCHLENARDS School District 4-BUFFAL - 4-BUFFALO					 <p>1040-00-001-009-0-001-00 02/22/24</p>																																																																																																															
Legal Description Lat/Long: 36.84241835 -99.62118276 LENARDS ADD BLOCK 1 W2 of LOT 9 BOOK 786 PAGE 83																																																																																																																				
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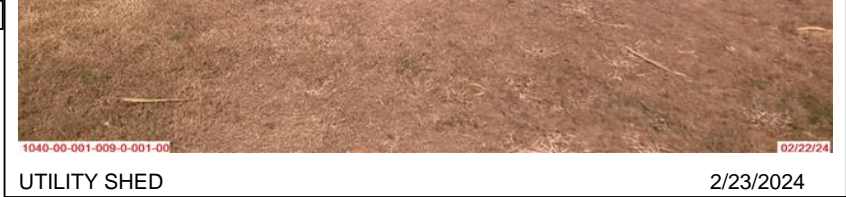
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Lot Data	Square-Foot - BUFFALO RANCHLENARD	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	3076	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	8,788.00 x .35 = 3,076	
Factor Value		
Adjustments		
Lot Value	3,076	

Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/



UTILITY SHED 2/23/2024

Cost Approach		Manual :	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 3,076
Total Area	x	Indicated Value	= 3,076
Adjusted Cost	= 0	Value Per SqFt	0.00

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			
Lot Value	3,076		
Indicated Value	3,076	0.00	Per SqFt
Agland Value			
Site Improvements	25,801		
Total Value	28,877	0.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	60x30x10	Concrete	Formed Metal	1,800
	Qual 3	Cond 3	Year 2009	Eff Age 17		
		Valuation Summary	Modifier Total	RCN	Depr (40% Phys/ 0% Func)	RCNLD
		Base Cost (23.89 x 1,800)	43,002	43,002	17,201	25,801