




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:59:47
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Assessment Data					Primary Image				
Account	300004943				 <p>1040-00-001-014-0-001-00 02/22/24</p>				
Parcel ID	1040-00-001-014-0-001-00								
Cadastral ID	1040-001-014-00-0-001-00								
Property Type	REAL - Real Property								
Property Class	UR	VI Area	2						
Tax Area	201 - 4T-BUFFALO-C								
Name ID	14443								
CARPENTER, LEWIS & BRENDA CARPENTER									
RT 2 BOX 1330 BUFFALO OK 73834-0000									
Parcel Location									
Situs	00612 CECIL STREET								
Subdivision	LENARD'S ADDN.								
Lot/Block	0014 / 0001	Parcel Size	1 - Lots						
Sec/Twn/Rng	/ / /								
Neighborhood	100300 - RANCHLENARDS								
School District	4-BUFFAL - 4-BUFFALO								
Legal Description	Lat/Long: 36.84323843 -99.62141557				HOUSE 2/23/2024				
LENARDS ADD BLOCK 1 LOT 14					Building Permits				
					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	642/330	ROGERS, DAN	08/28/2008	4,000	16
					626/500	RANGLES, ANGELA	06/25/2007	3,000	PQ
					551/344	PARKER, ELAINE ETAL	06/10/1998	3,500	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	13,485	1,061.81
Year Frozen		Improvements	27,643	27,643		3,317	Penalty	0	
Uncapped Value	0	Mobile Home	77,622	77,622		9,315	Exemption	1,000	-79.00
TIF Project ID	0	Total Value	112,370	112,370		13,485	Total Taxable	12,485	983.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300004943	CARPENTER, LEWIS &	201	112,370	1000	12,485	983.00		
2024	2024-300004943	CARPENTER, LEWIS &	201	114,562	1000	11,706	953.00		
2023	2023-300004943	CARPENTER, LEWIS &	201	102,796	1000	11,336	938.00		
2022	2022-300004943	CARPENTER, LEWIS &	201	102,613	1000	11,023	907.00		
2021	2021-300004943	CARPENTER, LEWIS AND	201	97,275	1000	10,674	881.00		
2020	2020-300004943	CARPENTER, LEWIS AND	201	106,955	1000	11,835	974.00		
2019	2019-0004943	CARPENTER, LEWIS AND	201	108,790		12,055	999.00		
2018	2018-0004943	CARPENTER, LEWIS AND	201	111,542		12,385	1,027.00		
2017	2017-0004943	CARPENTER, LEWIS AND	201	112,871		12,508	1,040.00		
2016	2016-0004943	CARPENTER, LEWIS AND	201	120,013		11,687	994.00		
2015	2015-0004943	CARPENTER, LEWIS AND	201	102,646		11,318	898.00		
2014	2014-0004943	CARPENTER, LEWIS AND	201	104,252		11,510	922.00		
2013	2013-0004943	CARPENTER, LEWIS AND	201	105,881		11,706	932.00		



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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	6 Mobile Home 50 x 30
Condition	3.5 - Average
Quality	3.6 - Average
Architecture	DWMH Multi-wide MH
Style	100% Double Wide
Exterior Wall	100% Lap
Base/Total Area	1,500 / 1,500
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	2009 / 16

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	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	72,681		
Lot Value	7,105		
Indicated Value	79,786	53.19	Per SqFt
Agland Value			
Site Improvements	26,740		
Total Value	106,526	71.02	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	54.40	Total Misc Impr	+ 15,693
Roofing Adj	+ 2.77	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 117,228
Heat/Cool Adj	+ 3.04	Depreciation (38%)	- 44,547
Plumbing Adj	+ 7.47	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 72,681
Adj Base Cost	= 67.69	Lot Value	+ 7,105
Total Area	x 1,500	Indicated Value	= 79,786
Adjusted Cost	= 101,535	Value Per SqFt	53.19

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	2452	124	2009	124	25.40		3,150
WODC	Wood Deck - Open	2453	25x5	2009	125	44.34		5,543
WODC	Wood Deck - Open	2454	25x7	2009	175	40.00		7,000



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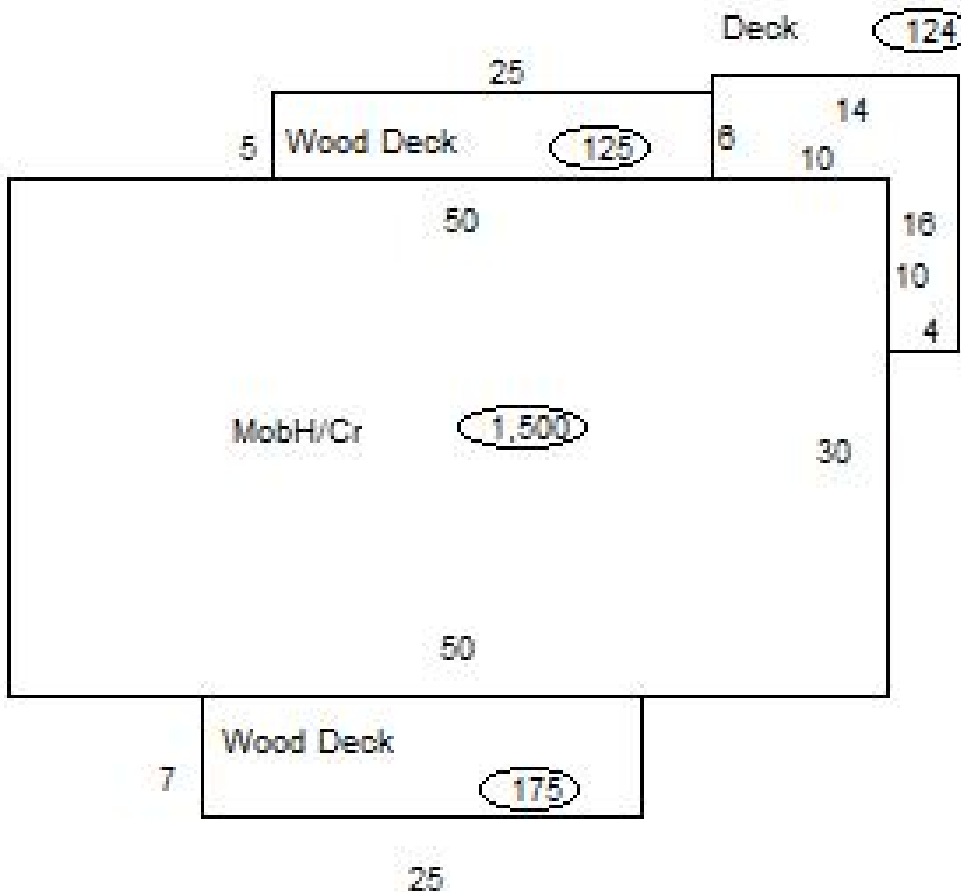
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Sketch Image

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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	1,500	1.000	1,500
2	M	WODO		20	Deck	124	1.000	124
3	M	WODC		20	Wood Deck	125	1.000	125
4	M	WODC		20	Wood Deck	175	1.000	175
Total Building Area						1,500		1,500



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed - Wood	20x12x8		Formed Metal	240	
	Qual	3	Cond 3	Year 2024	Eff Age 2		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
	Base Cost (19.75 x 240)		4,740		4,740	474	4,266
	SHDS	Yard Shed - Wood	20x12x8	Concrete	Composition Roll	240	
	Qual	3	Cond 3	Year 2019	Eff Age 7		
	Valuation Summary		Modifier Total	RCN	Depr (32% Phys/ % Func)	RCNLD	
	Base Cost (19.75 x 240)		4,740		4,740	1,517	3,223
	GRDT	Garage - Detached	30x26x8	Concrete	Composition Roll	780	
	Qual	3	Cond 3	Year 2013	Eff Age 13		
	Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD	
	Base Cost (33.14 x 780)		25,849		25,849	7,238	18,611
	CPDT	Carport - Detached	20x12x8	Concrete	Formed Metal	240	
	Qual	3	Cond 3	Year 2008	Eff Age 18		
	Valuation Summary		Modifier Total	RCN	Depr (64% Phys/ % Func)	RCNLD	
	Base Cost (7.41 x 240)		1,778		1,778	1,138	640