



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:59:49  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300004946 <b>Parcel ID</b> 1040-00-001-016-0-001-00 <b>Cadastral ID</b> 1040-001-016-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 2 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 14432 APPLETON, BRUCE & CARLA DE'ETT APPLETON  P O BOX 462 BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 00618 CECIL STREET <b>Subdivision</b> LENARD'S ADDN. <b>Lot/Block</b> 0016 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100300 - RANCHLENARDS <b>School District</b> 4-BUFFAL - 4-BUFFALO					<p>1040-00-001-016-0-001-00 02/22/24</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.84240207 -99.62365828 LENARDS ADD BLOCK 1 LOTS ALL LOT 16																																																																																																																									
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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	
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

GRM Approach
GRM Code
Gross Rent
Indicated Value

Multiple Regression
MRA Code
Adjusted 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	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	+ 7,105
Total Area	x	Indicated Value	= 7,105
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	7,105		
Indicated Value	7,105	0.00	Per SqFt
Agland Value			
Site Improvements	10,430		
Total Value	17,535	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	30x24x14	Concrete	Formed Metal	720
	Qual 4	Cond 4	Year 1992	Eff Age 27		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (55% Phys/ 0% Func)</b>	<b>RCNLD</b>
		Base Cost (32.19 x 720)	23,177	23,177	12,747	10,430