



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:59:50  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300004948 <b>Parcel ID</b> 1040-00-001-018-0-001-00 <b>Cadastral ID</b> 1040-001-018-00-0-001-00 <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> 14446 STEIMEL, BRENT K. & RAE D. STEIMEL  PO BOX 371 BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 00622 CECIL ST <b>Subdivision</b> LENARD'S ADDN. <b>Lot/Block</b> 0018 / 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																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.86701040 -99.60492393 LENARDS ADD BLOCK 1 LOT 18										<b>Building Permits</b> <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																																																																																																						
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Lot Data	Square-Foot - BUFFALO RANCHLENARD	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	7523	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	21,495.00 x .35 = 7,523	
Factor Value		
Adjustments		
Lot Value	7,523	

Residential Data	
Type	1 Single Family Residence
Condition	2.8 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Masonry, Brick/Stone
Base/Total Area	1,593 / 1,593
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	351 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1970 / 58

HOUSE	2/23/2024
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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	89,34	Total Misc Impr	+ 7,095
Roofing Adj	+ 3.91	Garage Cost	+ 10,517
Subfloor Adj	+ 0.00	Total RCN	= 193,113
Heat/Cool Adj	+ 10.77	Depreciation ( 60%)	- 115,868
Plumbing Adj	+ 6.15	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 77,245
Adj Base Cost	= 110.17	Lot Value	+ 7,523
Total Area	x 1,593	Indicated Value	= 84,768
Adjusted Cost	= 175,501	Value Per SqFt	53.21

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	77,245		
Lot Value	7,523		
Indicated Value	84,768	53.21	Per SqFt
Agland Value			
Site Improvements	1,306		
Total Value	86,074	54.03	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1	1	4,783.32		4,783
PRCH	Slab Porch - Covered	2458	102		102	22.67		2,312



Harper

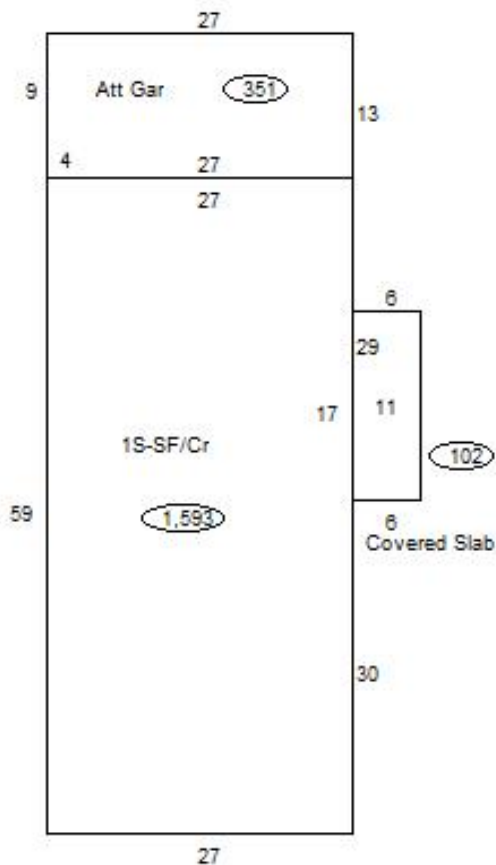
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Sketch Image

300004948



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		20	Att Gar	351	1.000	351
2	M	PRCH		20	Covered Slab	102	1.000	102
3	R	1	Crawl	20	1S-SF/Cr	1,593	1.000	1,593
<b>Total Building Area</b>						1,593		1,593



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Wood RED	15x10x8	Base	Composition Shingle	150
	Qual	3	Cond 3	Year 2001	Eff Age 25	
	<b>Valuation Summary</b> Base Cost (21.08 x 150) 3,162		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (68% Phys/ % Func)</b>	<b>RCNLD</b>
	PACN	Paving - Concrete	22x16x0			352
	Qual	3	Cond 3	Year 1999	Eff Age 27	
	<b>Valuation Summary</b> Base Cost (4.18 x 352) 1,471		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>