



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:03:50
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300005231 Parcel ID 1070-00-148-001-0-001-00 Cadastral ID 1070-148-001-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 2 Tax Area 201 - 4T-BUFFALO-C Name ID 14603 CLOUTIER, KIMBERLY K. P O BOX 74 BUFFALO OK 73834-0000 Parcel Location Situs 00203 E WILLIAMS ST Subdivision MILLER'S ADDN Lot/Block 0001 / 0148 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					<p>MOBILE HOME 2/23/2024</p>																																																																																																																				
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Lot Data		Square-Foot - BUFFALO ORIGMILLERS	
Lot Size	50	x	117.5
Lot Count			
Units Buildable	1763		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	5,875.00 x .30 = 1,763		
Factor Value			
Adjustments			
Lot Value	1,763		



MOBILE HOME 2/23/2024

Residential Data	
Type	6 Mobile Home 72 x 14
Condition	3 - Average
Quality	3 - Average
Architecture	SWMH Singlewide MH
Style	100% Single Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,008 / 1,008
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air 1 Wall Air Conditioner
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1980 / 46

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	52.54	Total Misc Impr	+ 0
Roofing Adj	+ 2.47	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 68,191
Heat/Cool Adj	+ 3.66	Depreciation (80%)	- 54,553
Plumbing Adj	+ 8.98	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 13,638
Adj Base Cost	= 67.65	Lot Value	+ 1,763
Total Area	x 1,008	Indicated Value	= 15,401
Adjusted Cost	= 68,191	Value Per SqFt	15.28

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	13,638		
Lot Value	1,763		
Indicated Value	15,401	15.28	Per SqFt
Agland Value			
Site Improvements			
Total Value	15,401	15.28	Total Value Per SqFt

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



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Sketch Image

300005231



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13	Crawl	20	SW-MH-MobH/Cr	1,008	1.000	1,008
Total Building Area						1,008		1,008