




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image				
Account	300005396				 <p>MOBILE HOME 3/4/2024</p>				
Parcel ID	1070-00-186-016-0-001-00								
Cadastral ID	1070-186-016-00-0-001-00								
Property Type	REAL - Real Property								
Property Class	UR	VI Area	2						
Tax Area	201 - 4T-BUFFALO-C								
Name ID	14709								
WYSCAVER, RONALD L., ETUX									
PO BOX 678 BUFFALO OK 73834-0000									
Parcel Location									
Situs	00405 E MCMINN ST								
Subdivision	MILLER'S ADDN								
Lot/Block	0016 / 0186	Parcel Size	3 - Lots						
Sec/Twn/Rng	/ / /								
Neighborhood	100100 - BUFFALO ORIG/MILLERS								
School District	4-BUFFAL - 4-BUFFALO								
Legal Description	Lat/Long: 36.83676974 -99.62996745				Building Permits				
MILLERS ADD. BLOCK 186 LOTS E 90' OF 16-18-20-22-24					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					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	
Remove Cap		Land Value	3,375	3,375	12%	405	Assessed	2,368	186.46
Year Frozen		Improvements	4,804	1,874		225	Penalty	0	
Uncapped Value	0	Mobile Home	15,401	14,484		1,738	Exemption	1,000	-78.00
TIF Project ID	0	Total Value	23,580	19,733		2,368	Total Taxable	1,368	108.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300005396	WYSCAVER, RONALD L., ETUX	201	23,580	1000	1,299	102.00		
2024	2024-300005396	WYSCAVER, RONALD L., ETUX	201	22,691	1000	1,232	100.00		
2023	2023-300005396	WYSCAVER, RONALD L., ETUX	201	20,842	1000	1,167	97.00		
2022	2022-300005396	WYSCAVER, RONALD L., ETUX	201	19,597	1000	1,104	91.00		
2021	2021-300005396	WYSCAVER, RONALD L., ETUX	201	19,285	1000	1,043	86.00		
2020	2020-300005396	WYSCAVER, RONALD L., ETUX	201	17,673	1000	984	81.00		
2019	2019-0005396	WYSCAVER, RONALD L., ETUX	201	17,673		926	77.00		
2018	2018-0005396	WYSCAVER, RONALD L., ETUX	201	17,673		870	72.00		
2017	2017-0005396	WYSCAVER, RONALD L., ETUX	201	17,596		816	68.00		
2016	2016-0005396	WYSCAVER, RONALD L., ETUX	201	17,188		763	65.00		
2015	2015-0005396	WYSCAVER, RONALD L., ETUX	201	14,261		712	57.00		
2014	2014-0005396	WYSCAVER, RONALD L., ETUX	201	14,261		712	57.00		
2013	2013-0005396	WYSCAVER, RONALD L., ETUX	201	14,271		713	57.00		



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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	125 x 90	
Lot Count		
Units Buildable	3375	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	11,250.00 x .30 = 3,375	
Factor Value		
Adjustments		
Lot Value	3,375	

Residential Data	
Type	6 Mobile Home 60 x 16
Condition	3 - Average
Quality	3 - Average
Architecture	SWMH Singlewide MH
Style	100% Single Wide
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,064 / 1,064
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	14 Metal, Ribbed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1984 / 42

MOBILE HOME	3/4/2024
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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	

Cost Approach		Manual :	
Base Cost	50.52	Total Misc Impr	+ 6,400
Roofing Adj	+ 2.39	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 75,454
Heat/Cool Adj	+ 3.47	Depreciation ( 80%)	- 60,363
Plumbing Adj	+ 8.52	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 15,091
Adj Base Cost	= 64.90	Lot Value	+ 3,375
Total Area	x 1,064	Indicated Value	= 18,466
Adjusted Cost	= 69,054	Value Per SqFt	17.36

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	15,091		
Lot Value	3,375		
Indicated Value	18,466	17.36	Per SqFt
Agland Value			
Site Improvements	4,554		
Total Value	23,020	21.64	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	3338	16x8		128	13.57		1,737
WODC	Wood Deck - Covered	3340	12x10		120	38.86		4,663



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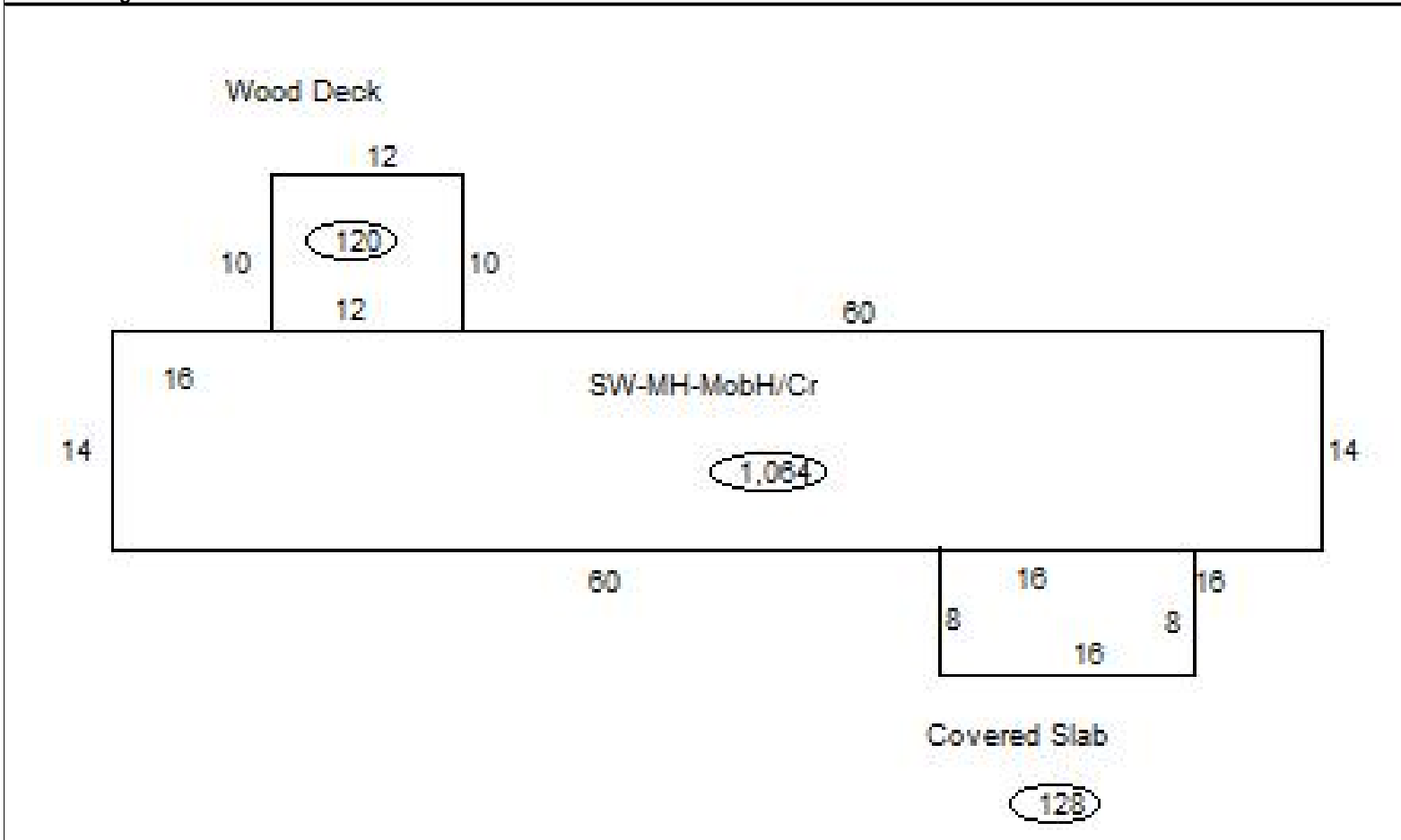
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	Covered Slab	128	1.000	128
2	R	13	Crawl	20	SW-MH-MobH/Cr	1,064	1.000	1,064
3	M	WODC		20	Wood Deck	120	1.000	120
<b>Total Building Area</b>						1,064		1,064



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	21x16x8	Dirt	Formed Metal	336
	Qual	3	Cond 3	Year 2019	Eff Age 7	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (41% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (4.75 x 336)	1,596		1,596	654	942
	SHDS	Yard Shed - Metal RED	16x8x8	Base	Formed Metal	128
	Qual	3	Cond 3	Year 2018	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (22.66 x 128)	2,900		2,900	1,073	1,827
	SHDS	Yard Shed - Metal TAN	12x10x8	Concrete	Formed Metal	120
	Qual	3	Cond 3	Year 2014	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (22.95 x 120)	2,754		2,754	1,267	1,487
	SHDS	Storage in front of red shed	6x8x8	Base	Composition Shingle	48
	Qual	3	Cond 3	Year 1995	Eff Age 31	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (31.04 x 48)	1,490		1,490	1,192	298