




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 300005490 Parcel ID 1070-00-211-012-0-001-00 Cadastral ID 1070-211-012-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 2 Tax Area 201 - 4T-BUFFALO-C Name ID 25335 LEMONS, MITCHELL (1/3) AND MONTY LEMONS (1/3) AND MARK LEMONS (1/3) P O BOX 16 BUFFALO OK 73834- Parcel Location Situs 00412 NE THIRD ST Subdivision MILLER'S ADDN Lot/Block 0012 / 0211 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					 <p>1070-00-211-012-0-001-00 02/22/24</p>																																																					
MOBILE HOME 3/4/2024																																																										
Legal Description Lat/Long: 36.83578489 -99.62961506					Building Permits																																																					
MILLERS ADD BLOCK 211 LOTS 12-14					<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																																												
Number	Description	Opened	Closed	Amount																																																						
Exemptions					Sale History																																																					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																																	
					775/758	LEMONS, DELBERT	05/31/2023		04																																																	
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>78.740</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td> </td> <td>Land Value</td> <td>1,763</td> <td>1,763</td> <td>12%</td> <td>212</td> <td>Assessed</td> <td>2,428</td> <td>191.18</td> </tr> <tr> <td>Year Frozen</td> <td> </td> <td>Improvements</td> <td>8,184</td> <td>3,298</td> <td> </td> <td>396</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>15,362</td> <td>15,165</td> <td> </td> <td>1,820</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>25,309</td> <td>20,226</td> <td> </td> <td>2,428</td> <td>Total Taxable</td> <td>2,428</td> <td>191.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	Remove Cap		Land Value	1,763	1,763	12%	212	Assessed	2,428	191.18	Year Frozen		Improvements	8,184	3,298		396	Penalty	0		Uncapped Value	0	Mobile Home	15,362	15,165		1,820	Exemption	0	0.00	TIF Project ID	0	Total Value	25,309	20,226		2,428	Total Taxable	2,428	191.00
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Assessment History																																																										
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																			
2025	2025-300005490	LEMONS, MITCHELL (1/3) AND MONTY	201	25,309	0	2,312	182.00																																																			
2024	2024-300005490	LEMONS, MITCHELL (1/3) AND MONTY	201	25,292	0	2,202	179.00																																																			
2023	2023-300005490	LEMONS, MITCHELL (1/3) AND MONTY	201	19,250	0	2,097	173.00																																																			
2022	2022-300005490	LEMONS, DELBERT	201	16,641	1000	997	82.00																																																			
2021	2021-300005490	LEMONS, DELBERT	201	16,525	1000	983	81.00																																																			
2020	2020-300005490	LEMONS, DELBERT	201	16,643	1000	934	77.00																																																			
2019	2019-0005490	LEMONS, DELBERT	201	16,643		878	73.00																																																			
2018	2018-0005490	LEMONS, DELBERT	201	16,643		823	68.00																																																			
2017	2017-0005490	LEMONS, DELBERT	201	16,661		770	64.00																																																			
2016	2016-0005490	LEMONS, DELBERT	201	16,030		719	61.00																																																			
2015	2015-0005490	LEMONS, DELBERT	201	13,899		669	53.00																																																			
2014	2014-0005490	LEMONS, DELBERT	201	13,899		669	54.00																																																			
2013	2013-0005490	LEMONS, DELBERT	201	14,083		686	55.00																																																			



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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
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	

Residential Data	
Type	6 Mobile Home 60 x 12
Condition	3.5 - Average
Quality	3.25 - Average
Architecture	SWMH Singlewide MH
Style	100% Single Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	720 / 720
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	720
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	750 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1960 / 60



MOBILE HOME 3/4/2024

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	59.29	Total Misc Impr	+ 4,829
Roofing Adj	+ 2.90	Garage Cost	+ 31,429
Subfloor Adj	+ 0.00	Total RCN	= 91,568
Heat/Cool Adj	+ 5.64	Depreciation (75%)	- 68,676
Plumbing Adj	+ 9.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 22,892
Adj Base Cost	= 76.82	Lot Value	+ 1,763
Total Area	x 720	Indicated Value	= 24,655
Adjusted Cost	= 55,310	Value Per SqFt	34.24

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	22,892		
Lot Value	1,763		
Indicated Value	24,655	34.24	Per SqFt
Agland Value			
Site Improvements	434		
Total Value	25,089	34.85	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	3627	16x12	1960	192	25.15		4,829



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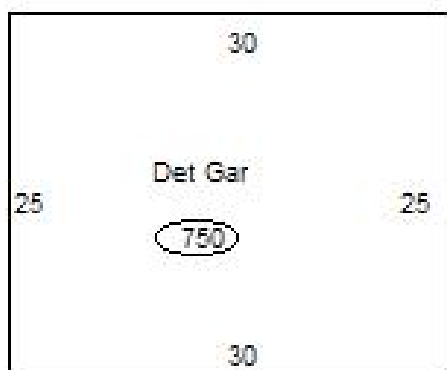
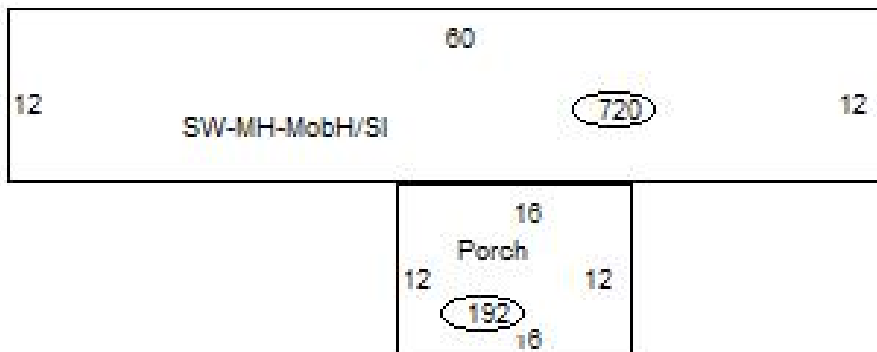
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13	Slab	20	SW-MH-MobH/SI	720	1.000	720
2	M	RSPC		20	Porch	192	1.000	192
3	G	2		20	Det Gar	750	1.000	750
Total Building Area						720		720



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Wood - RED	14x12x8	Dirt	Composition Roll	168
	Qual 2	Cond 2	Year 1970	Eff Age 67		
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (12.92 x 168)	2,171	2,171	1,737	434