



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:11:37  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300005730 <b>Parcel ID</b> 1100-00-001-003-0-001-00 <b>Cadastral ID</b> 1100-001-003-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 4 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 25496 PAGE, FRANK TOD: MONTY C. PAGE  P O BOX 686 BUFFALO OK 73834-  <b>Parcel Location</b> <b>Situs</b> 00504 LUCIA DR <b>Subdivision</b> RANCH ACRES <b>Lot/Block</b> 0003 / 0001 <b>Parcel Size</b> 1.379 - Acres <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100300 - RANCHLENARDS <b>School District</b> 4-BUFFAL - 4-BUFFALO																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.61504307 -100.00100134																																																																																																																									
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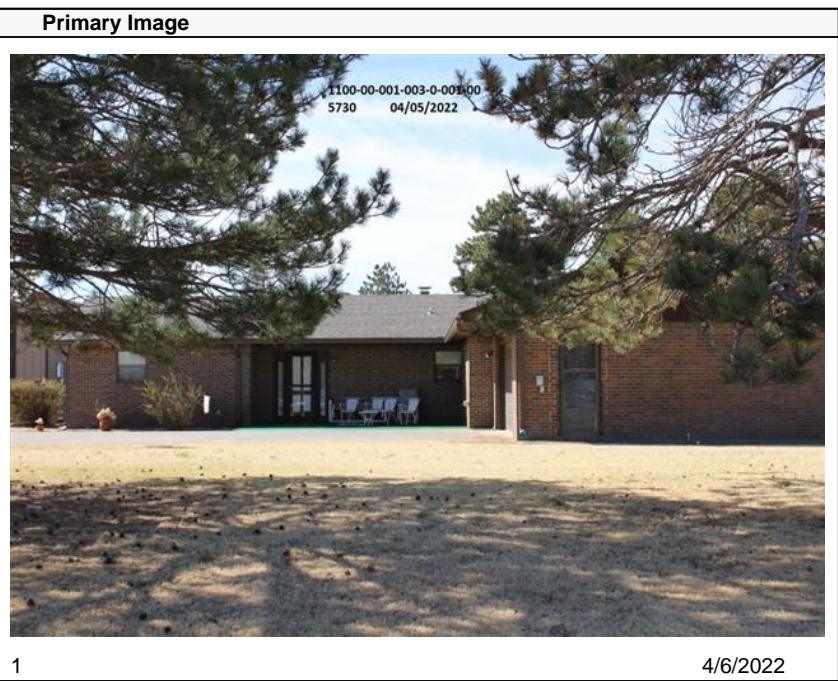
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Date 02/06/2026  
 Time 07:11:37  
 Page 2

Lot Data		Square-Foot - BUFFALO RANCHLENARD	
Lot Size	235	x	200
Lot Count			
Units Buildable			
Non-Ag Acres	1.38		
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	47,000.00	x	.35 = 16,450
Factor Value			
Adjustments			
Lot Value	16,450		



1 4/6/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,011 / 3,011
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,011
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	690 Attached Garage - Unfinished
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		

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	152,691		
Lot Value	16,450		
Indicated Value	169,141	56.17	Per SqFt
Agland Value			
Site Improvements	41,140		
Total Value	210,281	69.84	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	79.46	Total Misc Impr	+ 7,162
Roofing Adj	+ 3.47	Garage Cost	+ 17,625
Subfloor Adj	+ -1.69	Total RCN	= 311,615
Heat/Cool Adj	+ 10.77	Depreciation ( 51%)	- 158,924
Plumbing Adj	+ 3.26	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 152,691
Adj Base Cost	= 95.26	Lot Value	+ 16,450
Total Area	x 3,011	Indicated Value	= 169,141
Adjusted Cost	= 286,828	Value Per SqFt	56.17

### 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	4308	21x5		105	22.66		2,379





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 Page 4

300005730

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shipping/Storage Container	20x8x8			160
	Qual	3	Cond 3	Year 2023	Eff Age 3	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (14% Phys/ % Func)</b>	
	Base Cost (22.53 x 160)		3,605		3,605 505	3,100
	UTIL	Utility Building	50x30x14	Concrete	Formed Metal	1,500
	Qual	3	Cond 3	Year 2015	Eff Age 11	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (22% Phys/ % Func)</b>	
	Base Cost (26.95 x 1,500)		40,425		40,425 8,894	31,531
	PAVA	Paving - Asphalt	90x20x0			1,800
	Qual	3	Cond 3	Year 2010	Eff Age 16	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	
	Base Cost (3.17 x 1,800)		5,706		5,706 4,565	1,141
	PACN	Paving - Concrete shed entry	32x32x0			1,024
	Qual	3	Cond 3	Year 2010	Eff Age 16	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	
	Base Cost (4.08 x 1,024)		4,178		4,178 3,342	836
	PACN	Paving - Concrete driveway	32x45x0			1,440
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (35% Phys/ % Func)</b>	
	Base Cost (4.01 x 1,440)		5,774		5,774 2,021	3,753
	SHDS	Yard Shed - Wood	12x16x8	Base	Composition Shingle	192
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ 0% Func)</b>	
	Base Cost (20.28 x 192)		3,894		3,894 3,115	779