



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:11:39  
 Page 1

Assessment Data					Primary Image				
Account	300005732								
Parcel ID	1100-00-001-005-0-001-00								
Cadastral ID	1100-001-005-00-0-001-00								
Property Type	REAL - Real Property								
Property Class	UR	VI Area 4							
Tax Area	201 - 4T-BUFFALO-C								
Name ID	14925								
DIES, J.R. ETUX									
404 LUCIA DR									
BUFFALO OK 73834-0000									
Parcel Location									
Situs	00404 LUCIA DR								
Subdivision	RANCH ACRES								
Lot/Block	0005 / 0001	Parcel Size 1 - Lots							
Sec/Twn/Rng	/ / /								
Neighborhood	100300 - RANCHLENARDS								
School District	4-BUFFAL - 4-BUFFALO								
Legal Description									
RANCH ACRES TRACT #5 2.186 ACRES									
Lat/Long: 36.83084584 -99.63215524									
Building Permits									
House 4/6/2022									
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
No sales history recorded.									
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	
Remove Cap		Land Value	33,328	28,835	12%	3,460	Assessed	18,867	1,485.59
Year Frozen		Improvements	190,111	128,392		15,407	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-79.00
TIF Project ID	0	Total Value	223,439	157,227		18,867	Total Taxable	17,867	1,407.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300005732	DIES, J.R. ETUX	201	223,439	1000	17,318	1,364.00		
2024	2024-300005732	DIES, J.R. ETUX	201	236,897	1000	16,785	1,367.00		
2023	2023-300005732	DIES, J.R. ETUX	201	220,928	1000	16,267	1,346.00		
2022	2022-300005732	DIES, J.R. ETUX	201	168,337	1000	15,764	1,297.00		
2021	2021-300005732	DIES, J.R. ETUX	201	168,337	1000	15,276	1,261.00		
2020	2020-300005732	DIES, J.R. ETUX	201	168,337	1000	14,801	1,218.00		
2019	2019-0005732	DIES, J.R. ETUX	201	179,650		14,341	1,189.00		
2018	2018-0005732	DIES, J.R. ETUX	201	181,938		13,894	1,152.00		
2017	2017-0005732	DIES, J.R. ETUX	201	186,511		13,461	1,119.00		
2016	2016-0005732	DIES, J.R. ETUX	201	207,065		13,040	1,110.00		
2015	2015-0005732	DIES, J.R. ETUX	201	204,045		12,630	1,003.00		
2014	2014-0005732	DIES, J.R. ETUX	201	208,784		12,233	980.00		
2013	2013-0005732	DIES, J.R. ETUX	201	255,948		11,848	944.00		



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:11:39  
 Page 2

Lot Data	Square-Foot - BUFFALO RANCHLENARD	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	33328	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	95,222.00 x .35 = 33,328	
Factor Value		
Adjustments		
Lot Value	33,328	

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,392 / 3,392
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	5 Wood or Shake Shingle
Area on Slab	0
Fixture/RghIn	10 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1985 / 45



House 4/6/2022

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	183,939		
Lot Value	33,328		
Indicated Value	217,267	64.05	Per SqFt
Agland Value			
Site Improvements	3,532		
Total Value	220,799	65.09	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	80.28	Total Misc Impr	+ 34,241
Roofing Adj	+ 3.92	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 367,878
Heat/Cool Adj	+ 10.77	Depreciation ( 50%)	- 183,939
Plumbing Adj	+ 3.39	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 183,939
Adj Base Cost	= 98.36	Lot Value	+ 33,328
Total Area	x 3,392	Indicated Value	= 217,267
Adjusted Cost	= 333,637	Value Per SqFt	64.05

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
RSPC	Raised Slab Porch - Covered	8367		113	113	40.01	4,521
RSPC	Raised Slab Porch - Covered	8368		77	77	40.17	3,093
GRAT	Garage - Attached	8369		861	861	25.37	21,844



# Harper

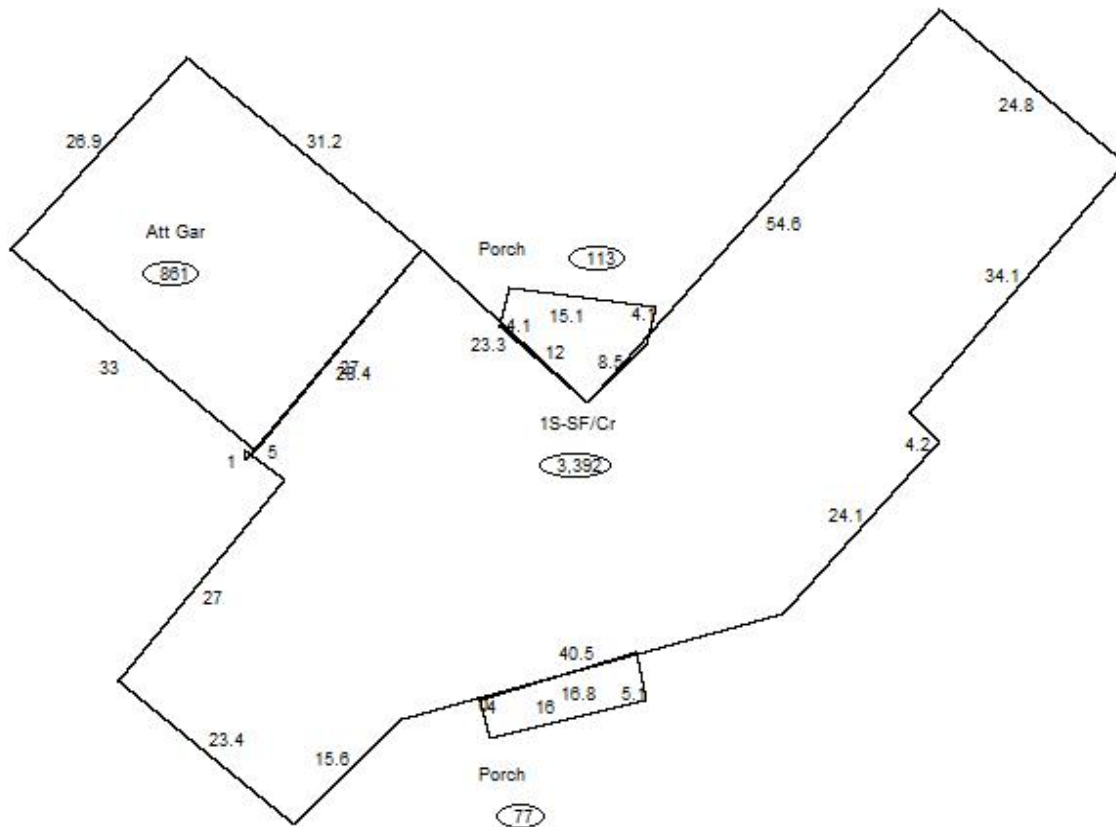
## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:11:39  
 Page 3

### Sketch Image

300005732



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	3,392	1.000	3,392
2	M	RSPC		20	Porch	113	1.000	113
3	M	RSPC		20	Porch	77	1.000	77
4	M	GRAT		20	Att Gar	861	1.000	861
<b>Total Building Area</b>						<b>3,392</b>		<b>3,392</b>



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:11:39  
Page 4

300005732

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PACN	Paving - Concrete entry	30x26x0			780	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (4.11 x 780)	3,206		3,206	2,565	641
	PACN	Paving - Concrete driveway	36x12x0			432	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (4.17 x 432)	1,801		1,801	1,441	360
	PACN	Paving - Concrete circle drive	0x0x0			2,092	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (3.91 x 2,092)	8,180		8,180	6,544	1,636
	SHDS	Yard Shed - Metal	12x10x6	Base	Formed Metal	120	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (24.16 x 120)	2,899		2,899	2,319	580
	SHDS	Yard Shed - Metal	6x4x6	Base	Formed Metal	24	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (33.90 x 24)	814		814	651	163
	SHDS	Yard Shed - Metal	6x4x6	Base	Galvanized Metal	24	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (31.65 x 24)	760		760	608	152