



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Time 07:11:40
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Assessment Data					Primary Image									
Account	300005733													
Parcel ID	1100-00-001-006-0-001-00													
Cadastral ID	1100-001-006-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	4											
Tax Area	201 - 4T-BUFFALO-C													
Name ID	25688													
LIZARDO, ANDRES OMAR & LIZBETH LIZARDO														
P.O. BOX 151 BUFFALO OK 73834-														
Parcel Location														
Situs	00402 LUCIA DR													
Subdivision	RANCH ACRES													
Lot/Block	0006 / 0001	Parcel Size	1 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	100300 - RANCHLENARDS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.83112474 -99.63997729														
RANCH ACRES TRACT 6 1.377 ACRES BOOK 787 PAGE 622														
Building Permits														
<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														
Code	Type	Active	Maximum	Exemption										
H	Homestead	No	1,000											
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
787/622	MCGOUGH, DAVID AND	01/29/2025	145,000	Q										
616/271	ROHRER, DAVID L & ETUX	07/14/2006	78,000	Q										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap	2026	Land Value	21,000	21,000	12%	2,520	Assessed	16,201 1,275.67						
Year Frozen		Improvements	114,008	114,008		13,681	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00						
TIF Project ID	0	Total Value	135,008	135,008		16,201	Total Taxable	16,201 1,276.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005733	LIZARDO, ANDRES OMAR & LIZBETH LIZARDO	201	135,008	1000	9,998	787.00							
2024	2024-300005733	MCGOUGH, DAVID AND	201	124,819	1000	9,678	788.00							
2023	2023-300005733	MCGOUGH, DAVID AND	201	117,308	1000	9,367	775.00							
2022	2022-300005733	MCGOUGH, DAVID AND	201	83,876	1000	9,065	746.00							
2021	2021-300005733	MCGOUGH, DAVID AND	201	83,876	1000	9,065	748.00							
2020	2020-300005733	MCGOUGH, DAVID AND	201	83,876	1000	9,065	746.00							
2019	2019-0005733	MCGOUGH, DAVID AND	201	86,880		9,426	781.00							
2018	2018-0005733	MCGOUGH, DAVID AND	201	88,382		9,606	797.00							
2017	2017-0005733	MCGOUGH, DAVID AND	201	89,884		9,786	814.00							
2016	2016-0005733	MCGOUGH, DAVID AND	201	98,809		10,857	924.00							
2015	2015-0005733	MCGOUGH, DAVID AND	201	97,029		10,562	838.00							
2014	2014-0005733	MCGOUGH, DAVID AND	201	96,211		9,948	797.00							
2013	2013-0005733	MCGOUGH, DAVID AND	201	100,526		9,629	767.00							



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Lot Data	Square-Foot - BUFFALO RANCHLENARD	Primary Image
Lot Size	200 x 300	
Lot Count		
Units Buildable	21000	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	60,000.00 x .35 = 21,000	
Factor Value		
Adjustments		
Lot Value	21,000	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,812 / 1,812
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,812
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	550 Attached Garage - Unfinished 1 Stalls
Remodel	
Year/Eff Age	1975 / 41



1 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	

Cost Approach		Manual :	
Base Cost	87.22	Total Misc Impr	+ 3,071
Roofing Adj	+ 4.47	Garage Cost	+ 14,623
Subfloor Adj	+ -1.85	Total RCN	= 209,784
Heat/Cool Adj	+ 10.77	Depreciation (47%)	- 98,599
Plumbing Adj	+ 5.41	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 111,185
Adj Base Cost	= 106.01	Lot Value	+ 21,000
Total Area	x 1,812	Indicated Value	= 132,185
Adjusted Cost	= 192,090	Value Per SqFt	72.95

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	111,185		
Lot Value	21,000		
Indicated Value	132,185	72.95	Per SqFt
Agland Value			
Site Improvements	1,364		
Total Value	133,549	73.70	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	4323	34x4		136	22.58		3,071



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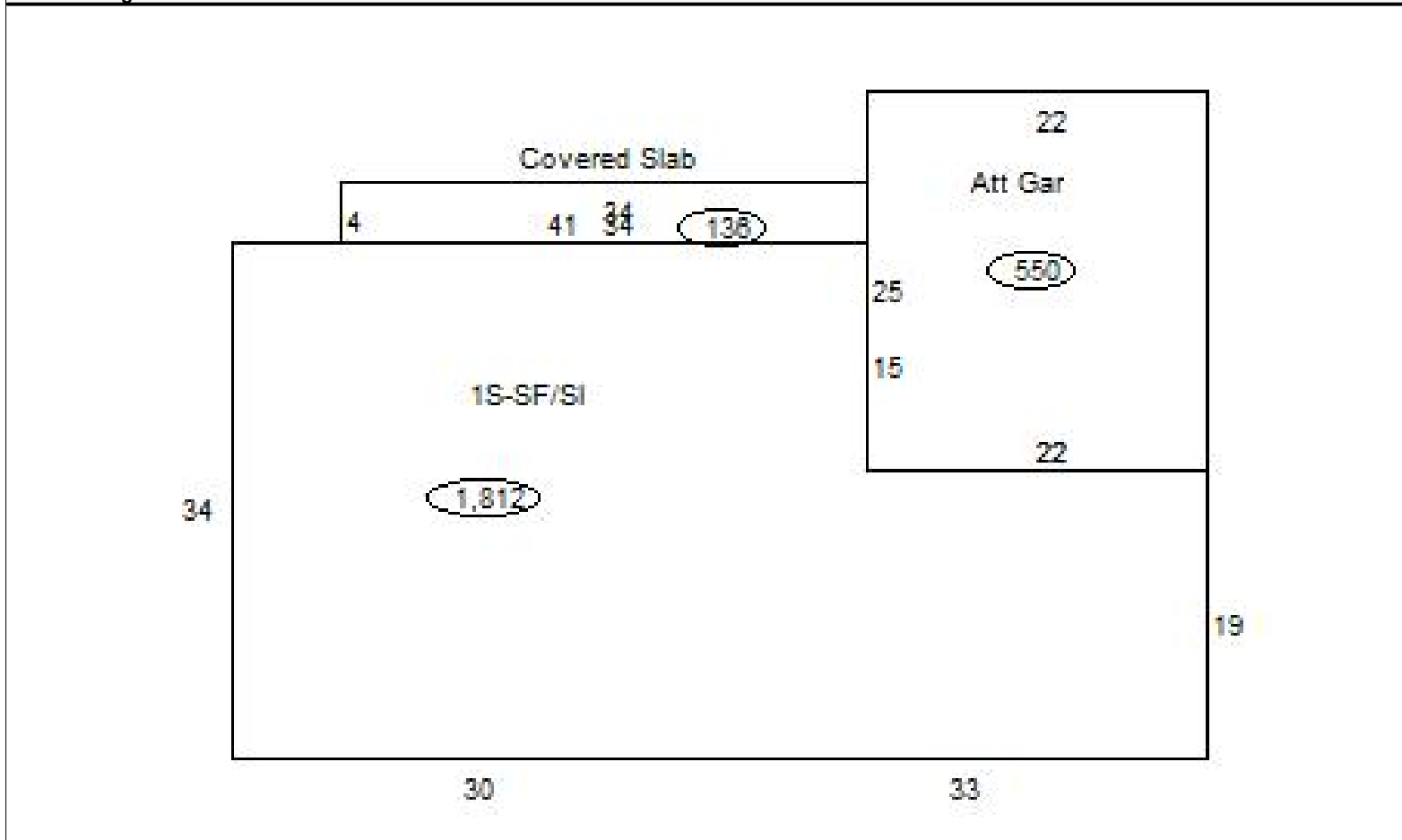
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		20	Att Gar	550	1.000	550
2	M	PRCH		20	Covered Slab	136	1.000	136
3	R	1	Slab	20	1S-SF/Sl	1,812	1.000	1,812
Total Building Area						1,812		1,812



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed - Metal shipping container	20x7x8	Base	Formed Metal	140	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (23.40 x 140)		3,276		3,276	2,621	655
	PAVA	Paving - Asphalt driveway	22x19x0			418	
	Qual	3	Cond 3	Year 1975	Eff Age 51		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (4.47 x 418)		1,868		1,868	1,494	374
	PACN	Paving - Concrete garage entry	17x15x0			255	
	Qual	3	Cond 3	Year 1975	Eff Age 51		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (4.84 x 255)		1,234		1,234	987	247
	PACN	Paving - Concrete sidewalk	19x3x0			57	
	Qual	3	Cond 3	Year 1975	Eff Age 51		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (7.68 x 57)		438		438	350	88