



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
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Assessment Data					Primary Image																																																																																																																				
Account 300005735 Parcel ID 1100-00-001-008-0-002-00 Cadastral ID 1100-001-008-00-0-002-00 Property Type REAL - Real Property Property Class UR VI Area 4 Tax Area 201 - 4T-BUFFALO-C Name ID 14927 CALHOUN, NANCY PO BOX 734 BUFFALO OK 73834-0000 Parcel Location Situs 00603 SW THIRD ST Subdivision RANCH ACRES Lot/Block 0008 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 100300 - RANCHLENARDS School District 4-BUFFAL - 4-BUFFALO																																																																																																																									
Legal Description Lat/Long: 36.83125426 -99.63832401 RANCH ACRES 150' X 117 1/2' IN NW OF TRACT 8 .40+ ACRES																																																																																																																									
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Lot Data	Square-Foot - BUFFALO RANCHLENARD	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	6169	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	17,625.00 x .35 = 6,169	
Factor Value		
Adjustments		
Lot Value	6,169	

Residential Data	
Type	1 Single Family Residence
Condition	2.2 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,804 / 1,804
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1970 / 65



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	87.29	Total Misc Impr	+ 8,232
Roofing Adj	+ 3.82	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 198,392
Heat/Cool Adj	+ 10.77	Depreciation (66%)	- 130,939
Plumbing Adj	+ 3.54	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 67,453
Adj Base Cost	= 105.41	Lot Value	+ 6,169
Total Area	x 1,804	Indicated Value	= 73,622
Adjusted Cost	= 190,160	Value Per SqFt	40.81

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	67,453		
Lot Value	6,169		
Indicated Value	73,622	40.81	Per SqFt
Agland Value			
Site Improvements	361		
Total Value	73,983	41.01	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	4325	26x6		156	39.81		6,210
PATO	OPEN PORCH	4326	10x6		60	9.78		587
PRCH	Slab Porch - Covered	11165	63		63	22.77		1,435



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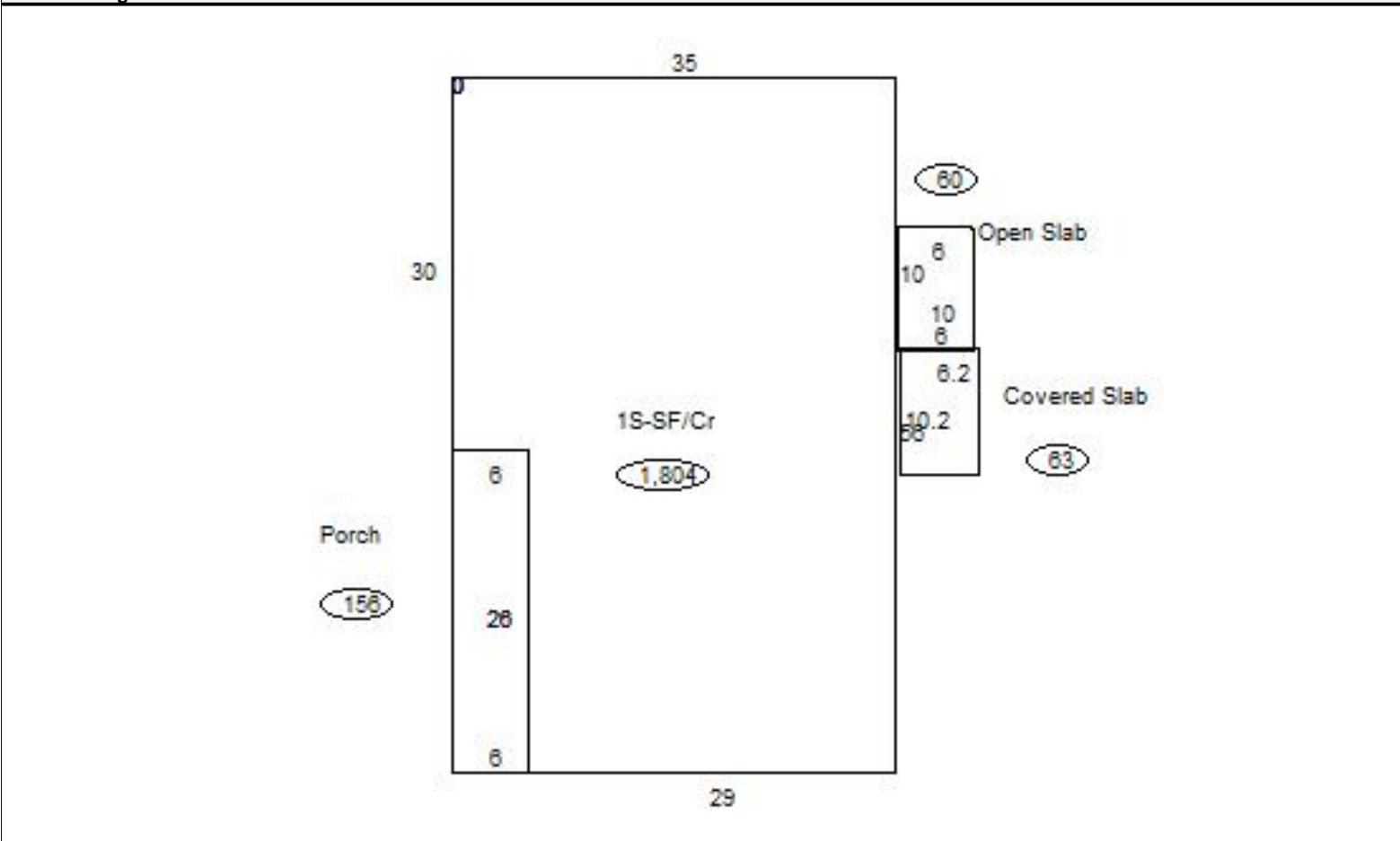
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	156	1.000	156
2	M	PATO		20	Open Slab	60	1.000	60
3	R	1	Crawl	20	1S-SF/Cr	1,804	1.000	1,804
4	M	PRCH		20	Covered Slab	63	1.000	63
Total Building Area						1,804		1,804



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
 <p>1100-00-001-008-0-002-00 08/05/2018</p>	PACN	Paving - Concrete driveway	25x11x0			275	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
				0			
				0			
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (4.55 x 275)	1,251		1,251	1,001	250
 <p>1100-00-001-008-0-002-00 08/05/2022</p>	PACN	Paving - Concrete sidewalk	25x3x0			75	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
				0			
				0			
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (7.43 x 75)	557		557	446	111