



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:11:45  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300005738 <b>Parcel ID</b> 1100-00-001-009-0-002-00 <b>Cadastral ID</b> 1100-001-009-00-0-002-00 <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> 13965 VLK PROPERTIES, LLC  641 N 184 ROAD BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 00401 LUCIA DR <b>Subdivision</b> RANCH ACRES <b>Lot/Block</b> 0009 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100300 - RANCHLENARDS <b>School District</b> 4-BUFFAL - 4-BUFFALO																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.82936842 -99.63613781																																																																																																																									
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Lot Data	Square-Foot - BUFFALO RANCHLENARD	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	5794	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	16,553.00 x .35 = 5,794	
Factor Value		
Adjustments		
Lot Value	5,794	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,270 / 2,270
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,270
Fixture/RghIn	9 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	550 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1996 / 30



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	92.74	Total Misc Impr	+ 4,250
Roofing Adj	+ 4.78	Garage Cost	+ 22,286
Subfloor Adj	+ -3.72	Total RCN	= 285,089
Heat/Cool Adj	+ 13.89	Depreciation ( 37%)	- 105,483
Plumbing Adj	+ 6.21	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 179,606
Adj Base Cost	= 113.90	Lot Value	+ 5,794
Total Area	x 2,270	Indicated Value	= 185,400
Adjusted Cost	= 258,553	Value Per SqFt	81.67

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	179,606		
Lot Value	5,794		
Indicated Value	185,400	81.67	Per SqFt
Agland Value			
Site Improvements	2,225		
Total Value	187,625	82.65	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	OPEN PORCH	4336	8x7		56	12.25		686
PATC	Patio - Covered	4339	12x12		144	20.67		2,976
PATO	Slab Porch - Open	4340	8x6		48	12.25		588





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
 <p>1100-00-001-009-0-002-00 08/05/2018</p>	PACN	Paving - Concrete circle drive	0x0x0			2,200	
	Qual	3	Cond 3	Year 1996	Eff Age 30		
				0			
				0			
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (3.89 x 2,200)	8,558		8,558	6,846	1,712
 <p>1100-00-001-009-0-002-00 08/05/2018</p>	PACN	Paving - Concrete garage entry	31x20x0			620	
	Qual	3	Cond 3	Year 1996	Eff Age 30		
			<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
			Base Cost (4.14 x 620)	2,567		2,567	2,054