



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																																																																															
Account 300005740 Parcel ID 1100-00-001-010-0-001-00 Cadastral ID 1100-001-010-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 4 Tax Area 201 - 4T-BUFFALO-C Name ID 14739 WILSON, STEPHEN D. & STACIE R. WILSON 405 LUCIA DR BUFFALO OK 73834-0000 Parcel Location Situs 00405 LUCIA DR Subdivision RANCH ACRES Lot/Block 0010 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 100300 - RANCHLENARDS School District 4-BUFFAL - 4-BUFFALO																																																																																																																				
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Lot Data		Square-Foot - BUFFALO RANCHLENARD	
Lot Size	100	x	300
Lot Count			
Units Buildable	10500		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	30,000.00	x	.35 = 10,500
Factor Value			
Adjustments			
Lot Value	10,500		



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	1,758 / 1,758
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	364 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1975 / 51

GRM Approach

GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression

MRA Code	
Adusted 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	98,529		
Lot Value	10,500		
Indicated Value	109,029	62.02	Per SqFt
Agland Value			
Site Improvements	11,108		
Total Value	120,137	68.34	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	87.76	Total Misc Impr	+ 23,419
Roofing Adj	+ 3.83	Garage Cost	+ 10,770
Subfloor Adj	+ 0.00	Total RCN	= 223,930
Heat/Cool Adj	+ 10.77	Depreciation (56%)	- 125,401
Plumbing Adj	+ 5.57	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 98,529
Adj Base Cost	= 107.93	Lot Value	+ 10,500
Total Area	x 1,758	Indicated Value	= 109,029
Adjusted Cost	= 189,741	Value Per SqFt	62.02

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	Wood Deck - Covered	4341	126		126	38.41		4,840
EPSW	Enclosed Porch - Solid Wall	8371	20x16	2004	320	58.06		18,579



Harper

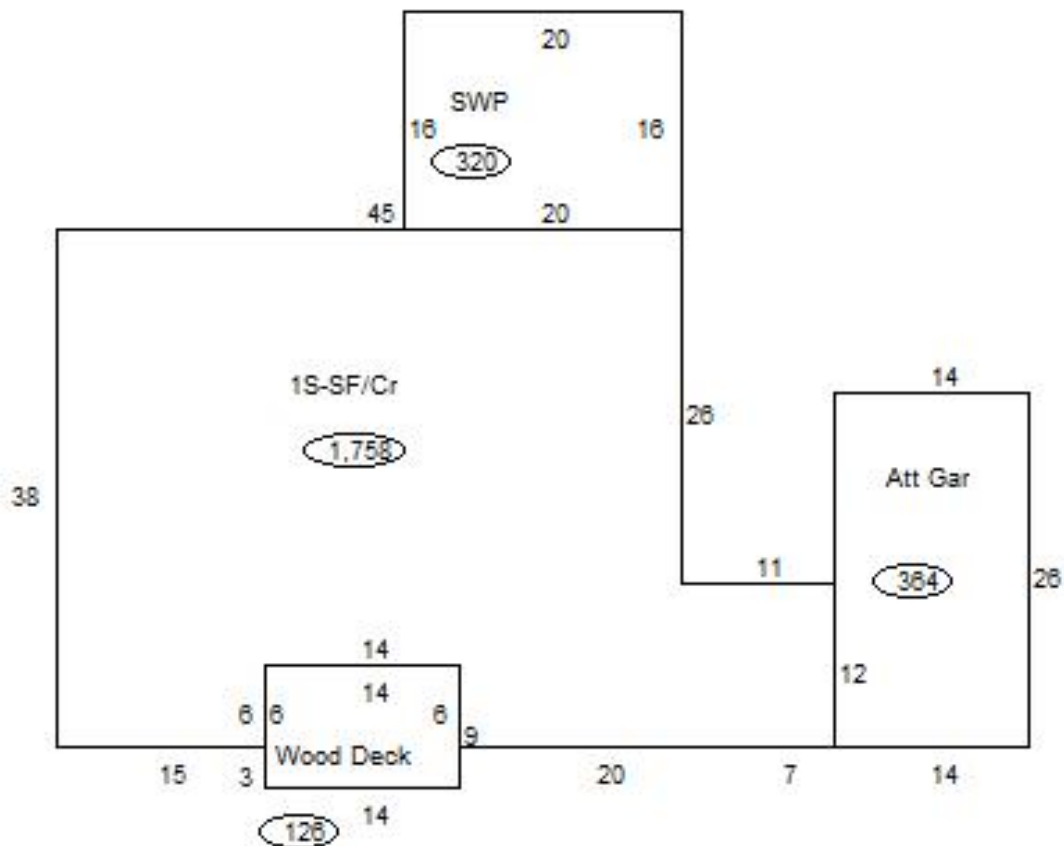
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	WODC		20	Wood Deck	126	1.000	126
2	G	1		20	Att Gar	364	1.000	364
3	R	1	Crawl	20	1S-SF/Cr	1,758	1.000	1,758
4	M	EPSW		20	SWP	320	1.000	320
Total Building Area						1,758		1,758



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed, Wood	30x22x0	0		660	
	Qual	3	Cond 3	Year 2010	Eff Age 16		
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ 0% Func)	RCNLD	
		Base Cost (13.33 x 660)	8,798		8,798	4,575	4,223
	SHDS	Yard Shed - Wood	12x12x0	0		144	
	Qual	3	Cond 3	Year 2010	Eff Age 16		
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ 0% Func)	RCNLD	
		Base Cost (17.84 x 144)	2,569		2,569	1,336	1,233
	LNT0	Lean To - Attached	20x11x0		Galvanized Metal	220	
	Qual	3	Cond 3	Year 1995	Eff Age 31		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (7.64 x 220)	1,681		1,681	1,345	336
	SHDS	Shed - Small	20x20x17		Galvanized Metal	400	
	Qual	3	Cond 3	Year 1995	Eff Age 31		
	Valuation Summary		Modifier Total	RCN	Depr (78% Phys/ 0% Func)	RCNLD	
		Base Cost (18.57 x 400)	7,428		7,428	5,794	1,634
	PACN	Paving - Concrete driveway	33x11x0			363	
	Qual	3	Cond 3	Year 1975	Eff Age 51		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (4.18 x 363)	1,517		1,517	1,214	303
	PACN	Paving - Concrete sidewalk	32x3x0			96	
	Qual	3	Cond 3	Year 1975	Eff Age 51		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (7.12 x 96)	684		684	547	137
	UTIL	Utility Building	28x15x0	Base	Galvanized Metal	420	
	Qual	3	Cond 3	Year 1975	Eff Age 51		
	Valuation Summary		Modifier Total	RCN	Depr (72% Phys/ % Func)	RCNLD	
		Base Cost (27.57 x 420)	11,579		11,579	8,337	3,242