



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:11:49
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Assessment Data					Primary Image																																																																																																																				
Account 300005743 Parcel ID 1100-00-001-012-0-001-00 Cadastral ID 1100-001-012-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 4 Tax Area 201 - 4T-BUFFALO-C Name ID 25194 DIES, JOSHUA R. AND BRIANNE DIES 409 LUCIA DR. BUFFALO OK 73834- Parcel Location Situs 00409 LUCIA DR Subdivision RANCH ACRES Lot/Block 0012 / 0001 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 100300 - RANCHLENARDS School District 4-BUFFAL - 4-BUFFALO																																																																																																																									
Legal Description Lat/Long: 36.71204650 -99.89720290																																																																																																																									
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Lot Data	Square-Foot - BUFFALO RANCHLENARD	Primary Image
Lot Size	100 x 300	
Lot Count	0	
Units Buildable	20997	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	59,991.00 x .35 = 20,997	
Factor Value		
Adjustments		
Lot Value	20,997	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,857 / 2,857
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	322 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1965 / 55



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	82.24	Total Misc Impr	+ 156
Roofing Adj	+ 3.58	Garage Cost	+ 9,960
Subfloor Adj	+ 0.00	Total RCN	= 295,845
Heat/Cool Adj	+ 10.77	Depreciation (59%)	- 174,549
Plumbing Adj	+ 3.43	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 121,296
Adj Base Cost	= 100.01	Lot Value	+ 20,997
Total Area	x 2,857	Indicated Value	= 142,293
Adjusted Cost	= 285,729	Value Per SqFt	49.81

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	121,296		
Lot Value	20,997		
Indicated Value	142,293	49.81	Per SqFt
Agland Value			
Site Improvements	78,164		
Total Value	220,457	77.16	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	OPEN PORCH	4344	16		16	9.78		156



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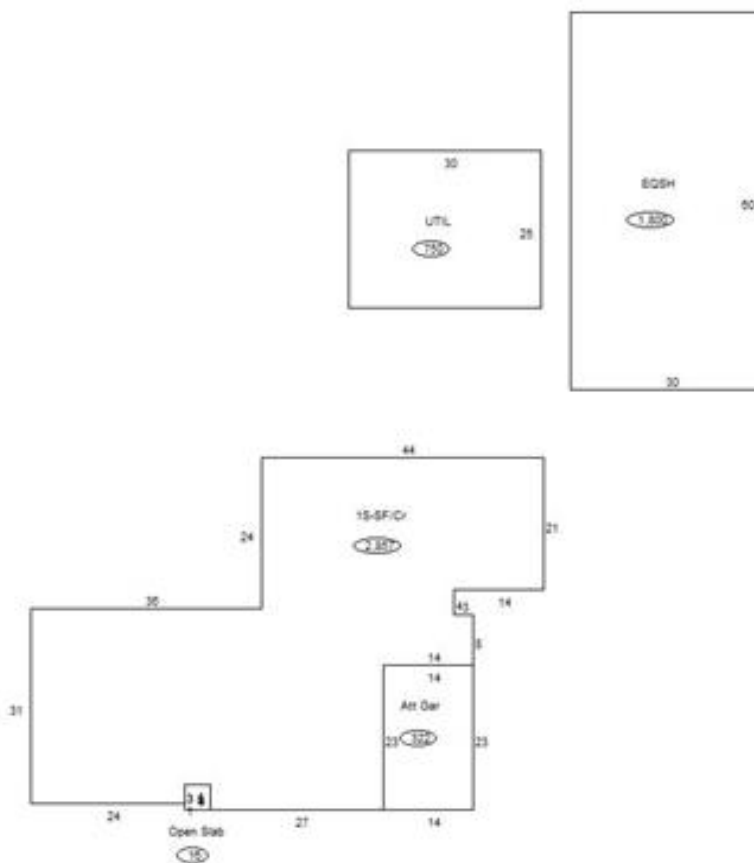
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Sketch Image

300005743



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Open Slab	16	1.000	16
2	G	1		20	Att Gar	322	1.000	322
3	R	1	Crawl	20	1S-SF/Cr	2,857	1.000	2,857
4	O	MGWH		20	UTIL	750	1.000	750
5	O	UTIL		20	EQSH	1,800	1.000	1,800
Total Building Area						2,857		2,857



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PACN	Paving - Concrete little shed	28x7x0			196	
	Qual	3	Cond 3	Year 2023	Eff Age 3		
				0			
				0			
Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)		RCNLD	
Base Cost (5.69 x 196)		1,115		1,115	167	948	
	MGWH	Bunk House	30x25x10	Concrete	Formed Metal	750	
	Qual	4	Cond 4	Year 2023	Eff Age 2		
	Interior Finish (Residential)		Finished Area	Fixture Count		23,593	
	Valuation Summary		Modifier Total	RCN	Depr (4% Phys/ % Func)		RCNLD
Base Cost (49.90 x 750)		37,425	23,593	61,018	2,441	58,577	
	UTIL	Utility Building	60x30x14	Concrete	Formed Metal	1,800	
	Qual	3	Cond 3	Year 1985	Eff Age 41		
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)		RCNLD
	Base Cost (25.91 x 1,800)		46,638	46,638	30,315	16,323	
	PACN	Paving - Concrete driveway/backyard	0x0x0			2,018	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
				0			
				0			
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD	
Base Cost (3.92 x 2,018)		7,911	7,911	6,329	1,582		
	PACN	Paving - Concrete shed entry	18x42x0			756	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
				0			
				0			
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD	
Base Cost (4.12 x 756)		3,115	3,115	2,492	623		
	PACN	Paving - Concrete sidewalk	25x3x0			75	
	Qual	3	Cond 3	Year 1965	Eff Age 61		
				0			
				0			
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD	
Base Cost (7.43 x 75)		557	557	446	111		