



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:11:52
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Assessment Data					Primary Image																																																																																																																				
Account 300005746 Parcel ID 1100-00-001-014-0-001-00 Cadastral ID 1100-001-014-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 4 Tax Area 201 - 4T-BUFFALO-C Name ID 16995 HOWARD, TREVOR AND KORI HOWARD PO BOX 761 BUFFALO OK 73834-0000 Parcel Location Situs 00505 LUCIA DR Subdivision RANCH ACRES Lot/Block 0014 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 100300 - RANCHLENARDS School District 4-BUFFAL - 4-BUFFALO					<p>1100-00-001-014-0-001-00 5746 04/05/2022</p> <p>HOUSE 4/6/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.80527335 -99.61560526 RANCH ACRES TRACT 14 1.377 ACRES BOOK 782 PAGE 514 JTWD																																																																																																																									
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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	2 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	12% Veneer, Masonry 88% Frame, Siding, Vinyl
Base/Total Area	1,803 / 1,803
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	361 Total, 361 Partition
Garage Type	308 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 58

HOUSE	4/6/2022
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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	

Cost Approach		Manual :	
Base Cost	80.90	Total Misc Impr	+ 753
Roofing Adj	+ 3.82	Garage Cost	+ 9,658
Subfloor Adj	+ 0.00	Total RCN	= 213,050
Heat/Cool Adj	+ 10.77	Depreciation (60%)	- 127,830
Plumbing Adj	+ 5.43	Lump Sums	+ 0
Basement Adj	+ 11.47	RCNLD	= 85,220
Adj Base Cost	= 112.39	Lot Value	+ 21,000
Total Area	x 1,803	Indicated Value	= 106,220
Adjusted Cost	= 202,639	Value Per SqFt	58.91

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	85,220		
Lot Value	21,000		
Indicated Value	106,220	58.91	Per SqFt
Agland Value			
Site Improvements	7,377		
Total Value	113,597	63.00	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PATO	Raised Slab Porch - Open	8365	77		77	9.78	753



Harper

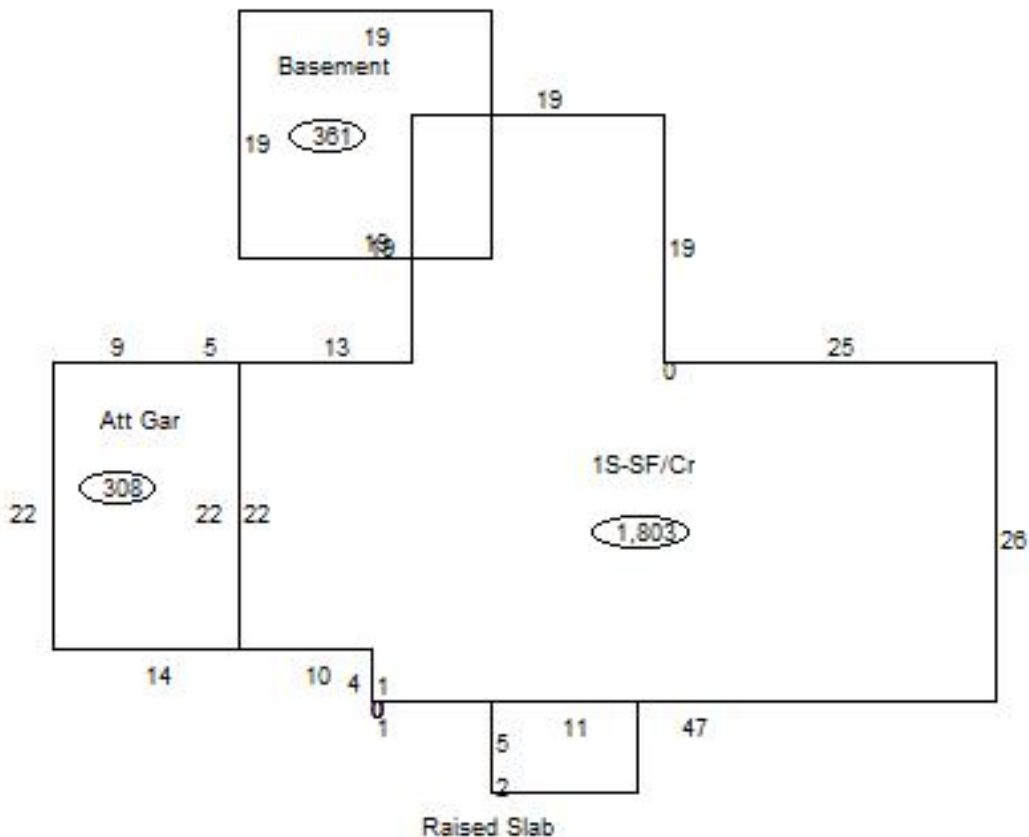
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Sketch Image

300005746



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	B	1		20	Basement	361	1.000	361
2	G	1		20	Att Gar	308	1.000	308
3	R	1	Crawl	20	1S-SF/Cr	1,803	1.000	1,803
4	M	PATO		20	Raised Slab	77	1.000	77
Total Building Area						1,803		1,803



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Metal Att. Carport	30x12x8		Galvanized Metal	360
	Qual	3	Cond 3	Year 2018	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ 0% Func)	RCNLD
	Base Cost (17.96 x 360)		6,466	6,466	2,392	4,074
	SHDS	Yard Shed - Metal	10x12x6	Base	Galvanized Metal	120
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ 0% Func)	RCNLD
	Base Cost (22.55 x 120)		2,706	2,706	1,894	812
	CPDT	Carport - Detached	30x24x10		Galvanized Metal	720
	Qual	3	Cond 3	Year 1990	Eff Age 36	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ 0% Func)	RCNLD
	Base Cost (9.67 x 720)		6,962	6,962	5,570	1,392
	PACN	Paving - Concrete driveway	68x18x0			1,224
	Qual	3	Cond 3	Year 1978	Eff Age 48	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.05 x 1,224)		4,957	4,957	3,966	991
	PACN	Paving - Concrete sidewalk	24x3x0			72
	Qual	3	Cond 3	Year 1978	Eff Age 48	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (7.47 x 72)		538	538	430	108