



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 300005750 Parcel ID 1100-00-001-021-0-001-00 Cadastral ID 1100-001-021-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 4 Tax Area 201 - 4T-BUFFALO-C Name ID 14933 ADAMS, L. DIANN & GREG D. ADAMS P O BOX 36 BUFFALO OK 73834-0000 Parcel Location Situs 00514 W CIRCLE DR Subdivision RANCH ACRES Lot/Block 0021 / 0001 Parcel Size 2.24 - Acres Sec/Twn/Rng / / / Neighborhood 100300 - RANCHLENARDS School District 4-BUFFAL - 4-BUFFALO																																																																																																																				
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Lot Data		Square-Foot - BUFFALO RANCHLENARD
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	2.24	
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	97,574.40 x .35 = 34,151	
Factor Value		
Adjustments		
Lot Value	34,151	



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	20% Frame, Plywood or Hardboard 80% Veneer, N
Base/Total Area	2,591 / 2,591
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,591
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	552 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1963 / 63

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	79.55	Total Misc Impr	+ 8,788
Roofing Adj	+ 3.54	Garage Cost	+ 14,663
Subfloor Adj	+ -1.66	Total RCN	= 272,161
Heat/Cool Adj	+ 10.77	Depreciation (64%)	- 174,183
Plumbing Adj	+ 3.78	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 97,978
Adj Base Cost	= 95.99	Lot Value	+ 34,151
Total Area	x 2,591	Indicated Value	= 132,129
Adjusted Cost	= 248,710	Value Per SqFt	51.00

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	97,978		
Lot Value	34,151		
Indicated Value	132,129	51.00	Per SqFt
Agland Value			
Site Improvements	1,820		
Total Value	133,949	51.70	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1	1	4,783.32		4,783
RSPC	Raised Slab Porch - Covered	4372	16x6		96	40.09		3,849
PATO	Raised Slab Porch - Open	4374	4x4		16	9.78		156



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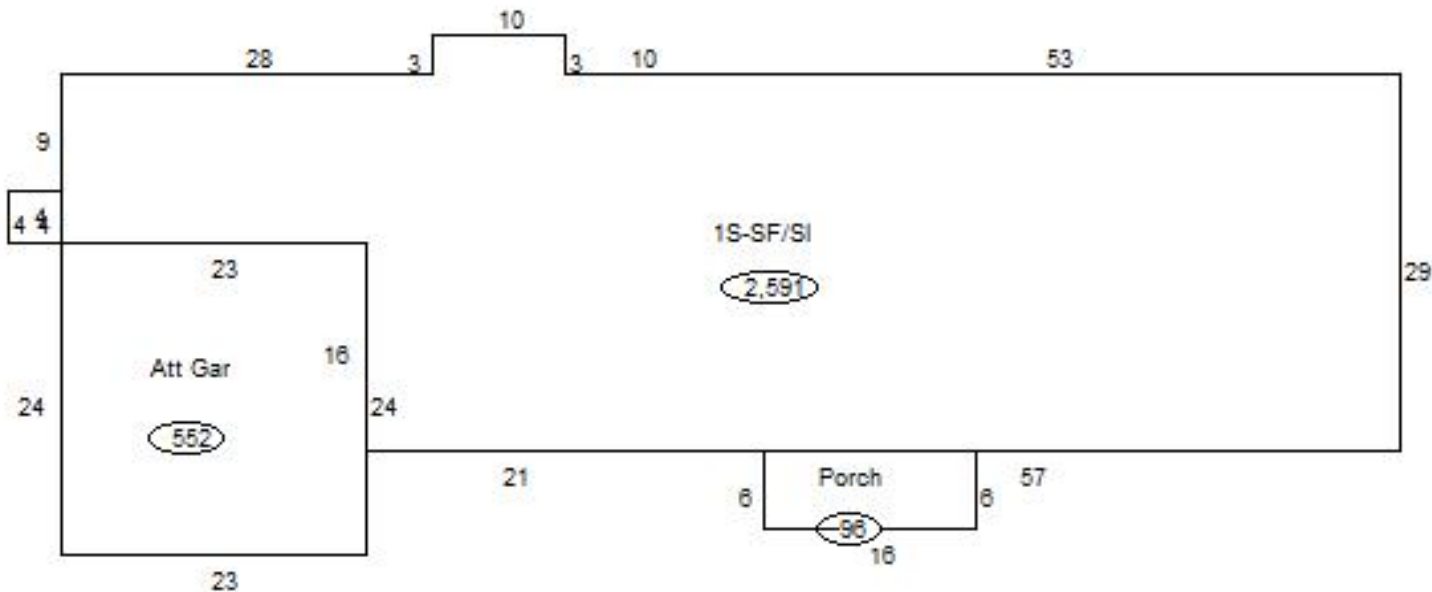
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		20	Att Gar	552	1.000	552
2	M	RSPC		20	Porch	96	1.000	96
3	R	1	Slab	20	1S-SF/Sl	2,591	1.000	2,591
4	M	PATO		20	Raised Slab	16	1.000	16
Total Building Area						2,591		2,591



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Wood	10x12x8	Base	Composition Shingle	120
	Qual 3	Cond 3	Year 2010	Eff Age 16		
		Valuation Summary	Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
		Base Cost (22.13 x 120)	2,656		2,656	1,381
	PACN	Paving - Concrete garage entry	20x33x0			660
	Qual 3	Cond 3	Year 1970	Eff Age 56		
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (4.13 x 660)	2,726		2,726	2,181