



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Time 07:12:01
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Assessment Data					Primary Image																																																																																																																				
Account 300005756 Parcel ID 1199-01-27N-23W-4-001-00 Cadastral ID 1199-27N-23W-01-4-001-00 Property Type REAL - Real Property Property Class UR VI Area 2 Tax Area 201 - 4T-BUFFALO-C Name ID 13486 COLLIER, JACOB AND CHELSEA COLLIER PO BOX 324 BUFFALO OK 73834-0000 Parcel Location Situs 00501 MAPLE DR Subdivision OUTLYING AREA--BUFFALO Lot/Block / Parcel Size 1.61 - Lots Sec/Twn/Rng 1 / 27 / 23 / 4 Neighborhood 119900 - OUTLYING AREA BUFF School District 4-BUFFAL - 4-BUFFALO																																																																																																																									
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Lot Data	Square-Foot - OUTLYING AREA	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	21053	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	70,175.00 x .30 = 21,053	
Factor Value		
Adjustments		
Lot Value	21,053	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.75 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,983 / 2,983
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	2,983
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1960 / 66

HOUSE	4/4/2024
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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	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	94,996		
Lot Value	21,053		
Indicated Value	116,049	38.90	Per SqFt
Agland Value			
Site Improvements	7,411		
Total Value	123,460	41.39	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	79.33	Total Misc Impr	+ 8,169
Roofing Adj	+ 4.24	Garage Cost	+ 0
Subfloor Adj	+ -1.28	Total RCN	= 296,864
Heat/Cool Adj	+ 10.27	Depreciation (68%)	- 201,868
Plumbing Adj	+ 4.22	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 94,996
Adj Base Cost	= 96.78	Lot Value	+ 21,053
Total Area	x 2,983	Indicated Value	= 116,049
Adjusted Cost	= 288,695	Value Per SqFt	38.90

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1960	1	4,562.09		4,562
PATC	Slab Porch - Open	4381	261	1960	261	13.82		3,607



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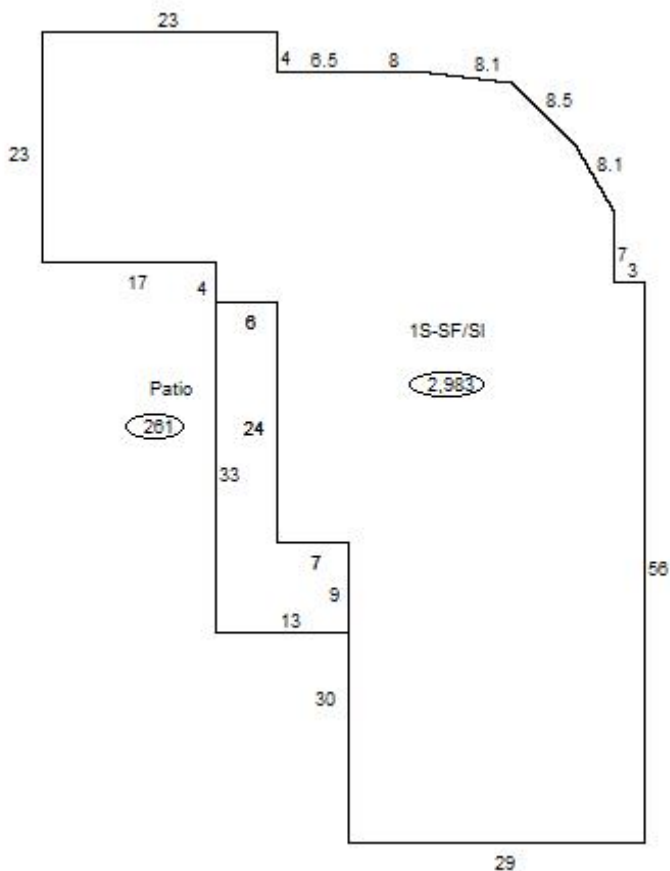
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Sketch Image

300005756



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATC		20	Patio	261	1.000	261
2	R	1	Slab	20	1S-SF/Sl	2,983	1.000	2,983
Total Building Area						2,983		2,983



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed - Wood red	15x12x8		Composition Shingle	180	
	Qual	3	Cond 3	Year 2022	Eff Age 4		
	Valuation Summary		Modifier Total		RCN	Depr (19% Phys/ % Func)	RCNLD
		Base Cost (21.01 x 180)	3,782		3,782	719	3,063
	EPKS	Enclosed Porch - Kneewall Screen	10x24x8		Formed Metal	240	
	Qual	3	Cond 3	Year 2000	Eff Age 26		
	Valuation Summary		Modifier Total		RCN	Depr (70% Phys/ 0% Func)	RCNLD
		Base Cost (24.66 x 240)	5,918		5,918	4,143	1,775
	SHDS	Shed - Small	26x18x8		Composition Shingle	144	
	Qual	2	Cond 3	Year 2000	Eff Age 26		
	Valuation Summary		Modifier Total		RCN	Depr (70% Phys/ % Func)	RCNLD
		Base Cost (17.40 x 144)	2,506		2,506	1,754	752
	SHDS	Yard Shed - Wood	20x14x6		Composition Shingle	280	
	Qual	3	Cond 3	Year 2000	Eff Age 26		
	Valuation Summary		Modifier Total		RCN	Depr (70% Phys/ 0% Func)	RCNLD
		Base Cost (18.82 x 280)	5,270		5,270	3,689	1,581
	PACN	Paving - Concrete Walk	58x4x0			232	
	Qual	3	Cond 3	Year 1960	Eff Age 66		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (5.17 x 232)	1,199	0	1,199	959	240