



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:12:04  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300005760 <b>Parcel ID</b> 1199-01-27N-23W-4-005-00 <b>Cadastral ID</b> 1199-27N-23W-01-4-005-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 2 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 25315 CARTER, TERRY - FAMILY TRUST TRUSTEE: TERRY CARTER  P O BOX 776 BUFFALO OK 73834-  <b>Parcel Location</b> <b>Situs</b> 00115 WALNUT DR. <b>Subdivision</b> OUTLYING AREA--BUFFALO <b>Lot/Block</b> / Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 1 / 27 / 23 / 4 <b>Neighborhood</b> 119900 - OUTLYING AREA BUFF <b>School District</b> 4-BUFFAL - 4-BUFFALO																																																																																																																									
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Lot Data	Square-Foot - OUTLYING AREA	Primary Image
Lot Size	0 0	<p>1199-01-27N-23W-4-005-00 04/03/24</p>
Lot Count		
Units Buildable	10585	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	35,284.00 x .30 = 10,585	
Factor Value		
Adjustments		
Lot Value	10,585	

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.52 - Fair
Architecture	TRAD TRADITIONAL
Style	100% Bi-level (Total Area)
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,857 / 2,857
Style	100% Bi-level (Total Area)
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,857
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	, 920 Partition
Garage Type	960 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1970 / 62

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	

Cost Approach		Manual :	
Base Cost	67.85	Total Misc Impr	+ 26,405
Roofing Adj	+ 3.18	Garage Cost	+ 21,118
Subfloor Adj	+ -0.87	Total RCN	= 288,025
Heat/Cool Adj	+ 9.81	Depreciation ( 66%)	- 190,097
Plumbing Adj	+ 4.22	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 97,928
Adj Base Cost	= 84.18	Lot Value	+ 10,585
Total Area	x 2,857	Indicated Value	= 108,513
Adjusted Cost	= 240,502	Value Per SqFt	37.98

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	97,928		
Lot Value	10,585		
Indicated Value	108,513	37.98	Per SqFt
Agland Value			
Site Improvements	2,807		
Total Value	111,320	38.96	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	4,358.55	4,359
EPSW	Balcony - Steel/Concrete	4393		172	172	53.28	9,164
BALW	Balcony - Wood	7777		568	568	22.68	12,882



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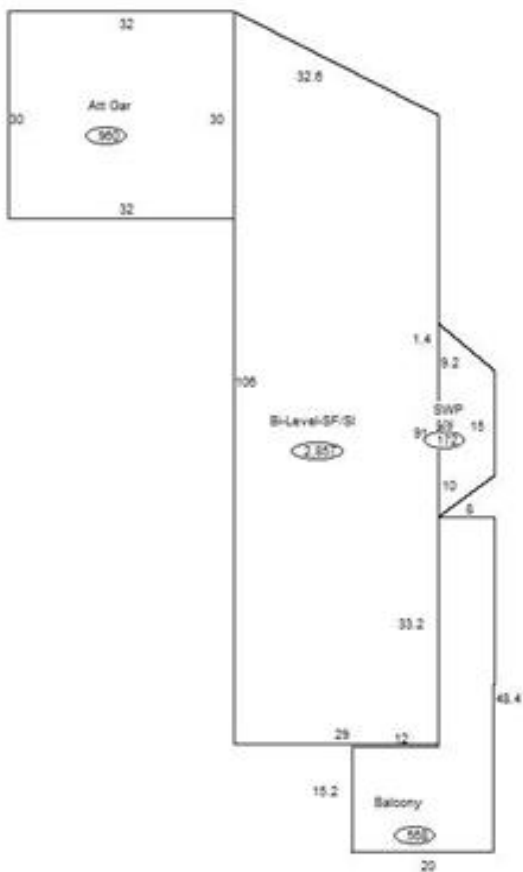
Date 02/06/2026

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Sketch Image

300005760



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	11	Slab	20	Bi-Level-SF/Sl	2,857	1.000	2,857
2	G	1		20	Att Gar	960	1.000	960
3	M	EPSW		20	SWP	172	1.000	172
4	M	BALW		20	Balcony	568	1.000	568
<b>Total Building Area</b>						<b>2,857</b>		<b>2,857</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete Drive North Lot	60x25x0			1,500
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	<b>Valuation Summary</b> Base Cost (4.00 x 1,500) 6,000		<b>Modifier Total</b>	<b>RCN</b> 6,000	<b>Depr (80% Phys/ % Func)</b> 4,800	<b>RCNLD</b> 1,200
	PACN	Paving - Concrete Drive And South End	41x50x0			2,050
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	<b>Valuation Summary</b> Base Cost (3.92 x 2,050) 8,036		<b>Modifier Total</b>	<b>RCN</b> 8,036	<b>Depr (80% Phys/ % Func)</b> 6,429	<b>RCNLD</b> 1,607