



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:12:05
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Assessment Data					Primary Image																																																																																																																				
Account 300005761 Parcel ID 1199-01-27N-23W-4-006-00 Cadastral ID 1199-27N-23W-01-4-006-00 Property Type REAL - Real Property Property Class UR VI Area 2 Tax Area 201 - 4T-BUFFALO-C Name ID 25846 NELSON, RYAN AND JACQUELYNE SNIDER P O BOX 192 BUFFALO OK 73834- Parcel Location Situs 00707 MAPLE DR Subdivision OUTLYING AREA--BUFFALO Lot/Block / Parcel Size 1 - Lots Sec/Twn/Rng 1 / 27 / 23 / 4 Neighborhood 119900 - OUTLYING AREA BUFF School District 4-BUFFAL - 4-BUFFALO					<p>HOUSE 4/4/2024</p>																																																																																																																				
Legal Description Lat/Long: 36.83964983 -99.63007415 OUTLYING AREAS TO THE TOWN OF BUFFALO SEC.1-27N-23W TRACT IN W/2SE/4 CONT. 3.15 ACRES BOOK 793 PAGE 605																																																																																																																									
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Lot Data	Square-Foot - OUTLYING AREA	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable		
Non-Ag Acres	3.143	
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	136,909.08 x .30 = 41,073	
Factor Value		
Adjustments		
Lot Value	41,073	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,503 / 2,503
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	12 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	575 Attached Garage - Unfinished
Remodel	FULL -
Year/Eff Age	1970 / 25

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	88.87	Total Misc Impr	+ 16,339
Roofing Adj	+ 4.60	Garage Cost	+ 23,049
Subfloor Adj	+ 0.00	Total RCN	= 326,632
Heat/Cool Adj	+ 13.89	Depreciation (31%)	- 101,256
Plumbing Adj	+ 7.40	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 225,376
Adj Base Cost	= 114.76	Lot Value	+ 41,073
Total Area	x 2,503	Indicated Value	= 266,449
Adjusted Cost	= 287,244	Value Per SqFt	106.45

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	225,376		
Lot Value	41,073		
Indicated Value	266,449	106.45	Per SqFt
Agland Value			
Site Improvements	13,421		
Total Value	279,870	111.81	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	6,170.47		6,170
FPR1	1 1st Msn Cls A	0		1	1	6,170.47		6,170
PRCH	Slab Porch - Covered	4399	36x4		144	27.77		3,999



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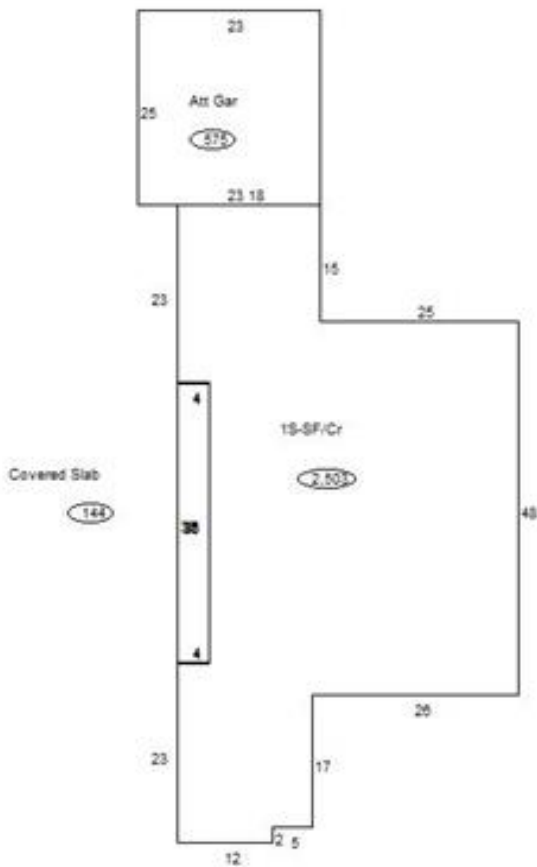
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Sketch Image

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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	575	1.000	575
2	R	1	Crawl	20	1S-SF/Cr	2,503	1.000	2,503
3	M	PRCH		20	Covered Slab	144	1.000	144
Total Building Area						2,503		2,503



Harper






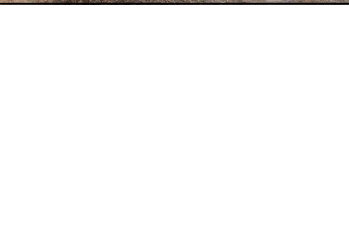

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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Utility Building	30x30x10		Formed Metal	900	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)		RCNLD
	Base Cost (27.14 x 900)		24,426		24,426	16,854	7,572
	SHDS	Shed - Small	22x16x8		Formed Metal	352	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
	Base Cost (20.77 x 352)		7,311		7,311	5,849	1,462
	LNT0	Lean To - Attached to shed	15x6x8		Formed Metal	90	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
	Base Cost (6.98 x 90)		628		628	502	126
	PACN	Paving - Concrete Drive Entry	15x14x0			210	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
	Base Cost (5.48 x 210)		1,151		1,151	921	230
	PACN	Paving - Concrete Walk	24x4x0			96	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
	Base Cost (7.12 x 96)		684		684	547	137
	SPLG	Swimming Pool - In Ground Kidney 400	20x20x10			400	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
	Base Cost (45.33 x 400)		18,132		18,132	14,506	3,626
	PACN	Paving - Concrete Patio by Pool	20x16x0			320	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
	Base Cost (4.19 x 320)		1,341		1,341	1,073	268