



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																													
<b>Account</b> 300005762 <b>Parcel ID</b> 1199-01-27N-23W-4-007-00 <b>Cadastral ID</b> 1199-27N-23W-01-4-007-00 <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> 14003 LUCKIE, MICHAEL SHAWN  P O BOX 595 BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 00509 E BRULE ST <b>Subdivision</b> OUTLYING AREA--BUFFALO <b>Lot/Block</b> / <b>Parcel Size</b> 1.45 - Acres <b>Sec/Twn/Rng</b> 1 / 27 / 23 / 4 <b>Neighborhood</b> 119900 - OUTLYING AREA BUFF <b>School District</b> 4-BUFFAL - 4-BUFFALO					<p>1199-01-27N-23W-4-007-00 04/03/24</p>																													
house										4/4/2024																								
Legal Description					Building Permits																													
Lat/Long: 36.84244787 -99.62996013 OUTLYING AREAS TO THE TOWN OF BUFFALO SEC.1-27-23 TRACT IN SW4SE4 1.452 A					<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																				
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Code	Type	Active	Maximum	Exemption																														
H	Homestead	Yes	1,000	1,000																														
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557/34	BAIRD, MILTON EUGENE	06/27/2000	55,500	QV																														
476/572	FLYING W. RANCH, INC.	10/19/1992	0	U																														
Parcel Valuation																																		
Source		REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																									
Remove Cap			Land Value	18,986	18,986	12%	2,278	Assessed	7,088	558.11																								
Year Frozen			Improvements	40,083	40,083		4,810	Penalty	0																									
Uncapped Value		0	Mobile Home	0	0		0	Exemption	1,000	-79.00																								
TIF Project ID		0	Total Value	59,069	59,069		7,088	Total Taxable	6,088	479.00																								
Assessment History																																		
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																									
2025	2025-300005762	LUCKIE, MICHAEL SHAWN			201	59,069	1000	6,088	479.00																									
2024	2024-300005762	LUCKIE, MICHAEL SHAWN			201	63,486	1000	6,530	532.00																									
2023	2023-300005762	LUCKIE, MICHAEL SHAWN			201	65,618	1000	6,310	522.00																									
2022	2022-300005762	LUCKIE, MICHAEL SHAWN			201	59,424	1000	6,097	502.00																									
2021	2021-300005762	LUCKIE, MICHAEL SHAWN			201	57,425	1000	5,891	486.00																									
2020	2020-300005762	LUCKIE, MICHAEL SHAWN			201	56,369	1000	5,764	474.00																									
2019	2019-0005762	LUCKIE, MICHAEL SHAWN			201	56,369		5,764	478.00																									
2018	2018-0005762	LUCKIE, MICHAEL SHAWN			201	57,183		5,862	486.00																									
2017	2017-0005762	LUCKIE, MICHAEL SHAWN			201	57,997		5,960	496.00																									
2016	2016-0005762	LUCKIE, MICHAEL SHAWN			201	59,624		6,155	524.00																									
2015	2015-0005762	LUCKIE, MICHAEL SHAWN			201	60,000		6,200	492.00																									
2014	2014-0005762	LUCKIE, MICHAEL SHAWN			201	60,000		6,200	497.00																									
2013	2013-0005762	LUCKIE, MICHAEL SHAWN			201	65,272		6,832	544.00																									



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Lot Data	Square-Foot - OUTLYING AREA	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	18986	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	63,287.00 x .30 = 18,986	
Factor Value		
Adjustments		
Lot Value	18,986	

Residential Data	
Type	1 Single Family Residence
Condition	2.7 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Asbestos Siding
Base/Total Area	1,440 / 1,440
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	484 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1948 / 83

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	81.12	Total Misc Impr	+ 5,483
Roofing Adj	+ 4.01	Garage Cost	+ 17,270
Subfloor Adj	+ 0.00	Total RCN	= 167,228
Heat/Cool Adj	+ 10.77	Depreciation ( 80%)	- 133,783
Plumbing Adj	+ 4.43	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 33,445
Adj Base Cost	= 100.33	Lot Value	+ 18,986
Total Area	x 1,440	Indicated Value	= 52,431
Adjusted Cost	= 144,475	Value Per SqFt	36.41

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	33,445		
Lot Value	18,986		
Indicated Value	52,431	36.41	Per SqFt
Agland Value			
Site Improvements	6,814		
Total Value	59,245	41.14	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	4400	16		16	9.78		156
EPSW	Enclosed Porch - Solid Wall	4401	9x7		63	59.87		3,772
WODO	Wood Deck - Open	4404	9x7		63	24.68		1,555



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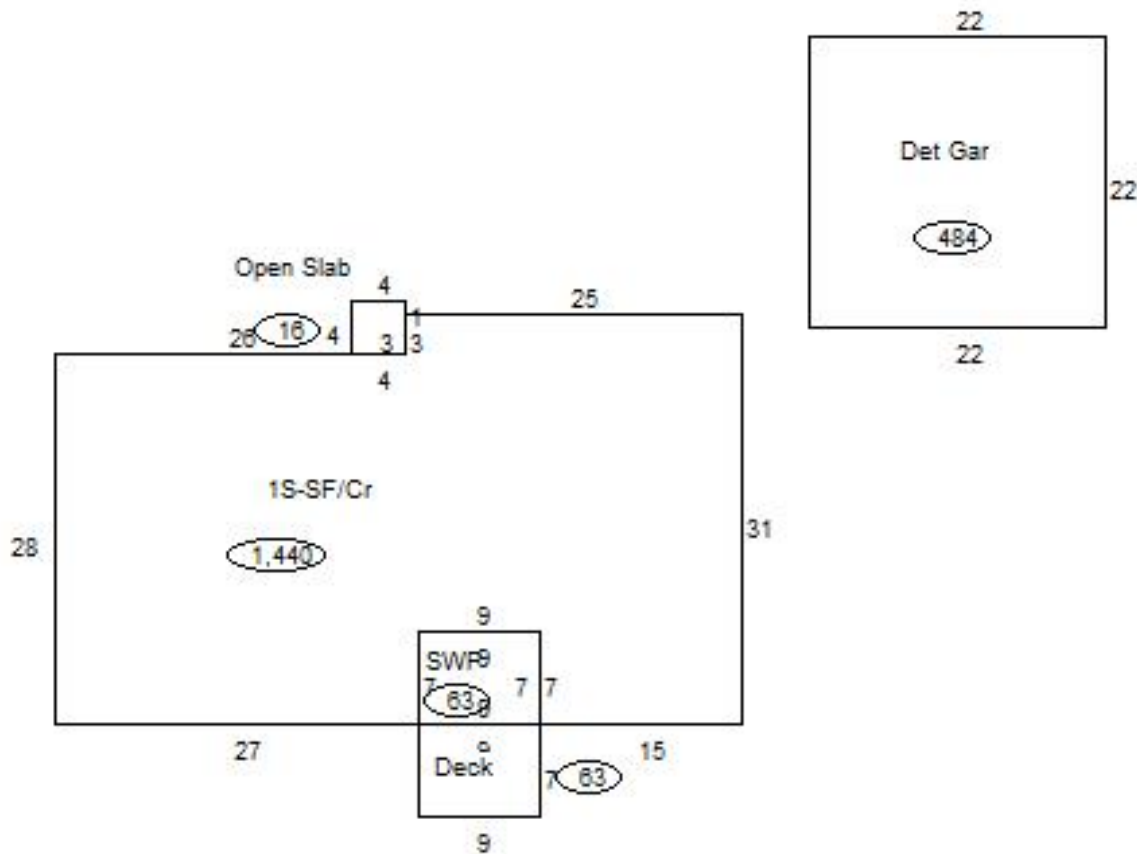
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Open Slab	16	1.000	16
2	M	EPSW		20	SWP	63	1.000	63
3	R	1	Crawl	20	1S-SF/Cr	1,440	1.000	1,440
4	G	2		20	Det Gar	484	1.000	484
5	M	WODO		20	Deck	63	1.000	63
<b>Total Building Area</b>						1,440		1,440



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPDT	Carport - Detached	20x14x8		Formed Metal	280	
	Qual	3	Cond 3	Year 2011	Eff Age 15		
		<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (58% Phys/ 0% Func)</b>	<b>RCNLD</b>
		Base Cost (7.94 x 280)	2,223		2,223	1,289	934
	UTIL	Utility Building	40x30x10		Galvanized Metal	1,200	
	Qual	3	Cond 3	Year 1950	Eff Age 76		
		<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (24.50 x 1,200)	29,400		29,400	23,520	5,880