




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:12:06  
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Assessment Data					Primary Image																																																																																																																																																																	
<b>Account</b> 300005763 <b>Parcel ID</b> 1199-01-27N-23W-4-008-00 <b>Cadastral ID</b> 1199-27N-23W-01-4-008-00 <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> 14939 CARTER, MATT & SHILA CARTER  P O BOX 124 BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 00615 CECIL ST <b>Subdivision</b> OUTLYING AREA--BUFFALO <b>Lot/Block</b> / <b>Parcel Size</b> 1 - 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-4-008-00 04/03/24</p>																																																																																																																																																																	
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Lot Data		Square-Foot - OUTLYING AREA	
Lot Size	0	0	
Lot Count			
Units Buildable	13089		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	43,629.00 x .30 = 13,089		
Factor Value			
Adjustments			
Lot Value	13,089		



HOUSE 4/4/2024

Residential Data	
Type	6 Mobile Home 67 x
Condition	3 - Average
Quality	3 - Average
Architecture	DWMH Multi-wide MH
Style	100% Double Wide
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,809 / 1,809
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	875 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1990 / 36

### 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	45.68	Total Misc Impr	+ 5,890
Roofing Adj	+ 2.16	Garage Cost	+ 32,711
Subfloor Adj	+ 0.00	Total RCN	= 137,879
Heat/Cool Adj	+ 2.04	Depreciation ( 60%)	- 82,727
Plumbing Adj	+ 5.01	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 55,152
Adj Base Cost	= 54.88	Lot Value	+ 13,089
Total Area	x 1,809	Indicated Value	= 68,241
Adjusted Cost	= 99,278	Value Per SqFt	37.72

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	55,152		
Lot Value	13,089		
Indicated Value	68,241	37.72	Per SqFt
Agland Value			
Site Improvements	3,037		
Total Value	71,278	39.40	Total Value Per SqFt

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	Slab Porch - Open	4408	10x10		100	35.81		3,581
WODO	Wood Deck - Open	4409	10x10		100	23.09		2,309



Harper

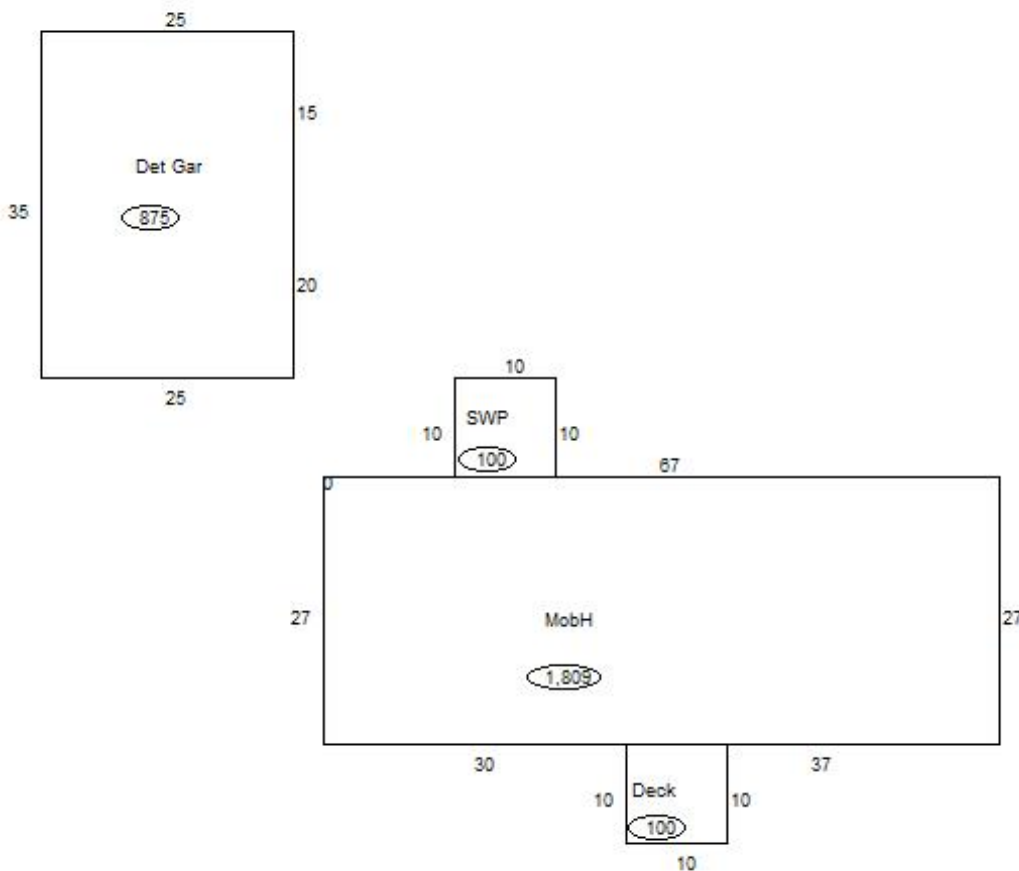
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Sketch Image

300005763



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		20	MobH	1,809	1.000	1,809
2	M	EPSW		20	SWP	100	1.000	100
3	M	WODO		20	Deck	100	1.000	100
4	G	2		20	Det Gar	875	1.000	875
<b>Total Building Area</b>						<b>1,809</b>		<b>1,809</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete North House to Shed	15x12x0			180
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2013	<b>Eff Age</b> 13		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (74% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (5.92 x 180)	1,066		1,066	789	277
	PACN	Paving - Concrete Patio North	33x12x0			396
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2003	<b>Eff Age</b> 23		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.17 x 396)	1,651		1,651	1,321	330
	PAVA	Paving - Asphalt Drive	226x20x0			4,520
	<b>Qual</b> 3	<b>Cond</b> 2	<b>Year</b> 2003	<b>Eff Age</b> 28		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (2.50 x 4,520)	11,300		11,300	9,040	2,260
	PACN	Paving - Concrete	32x4x0			128
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2003	<b>Eff Age</b> 23		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (6.66 x 128)	852		852	682	170