



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Time 07:12:07
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Assessment Data					Primary Image																																																																																																																				
Account 300005764 Parcel ID 1199-01-27N-23W-4-009-00 Cadastral ID 1199-27N-23W-01-4-009-00 Property Type REAL - Real Property Property Class UR VI Area 2 Tax Area 201 - 4T-BUFFALO-C Name ID 14852 MYATT, STEVE & TONYA MYATT P O BOX 683 BUFFALO OK 73834-0000 Parcel Location Situs 00609 E BRULE ST 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																																																																																																																									
Legal Description Lat/Long: 36.86221372 -99.62369992										Building Permits <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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																						
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Lot Data	Square-Foot - OUTLYING AREA	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	7580	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	25,265.00 x .30 = 7,580	
Factor Value		
Adjustments		
Lot Value	7,580	

Residential Data	
Type	1 Single Family Residence
Condition	2.8 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,542 / 1,542
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	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1951 / 78

HOUSE 4/4/2024

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	38,914		
Lot Value	7,580		
Indicated Value	46,494	30.15	Per SqFt
Agland Value			
Site Improvements	35,817		
Total Value	82,311	53.38	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	81.29	Total Misc Impr	+ 7,742
Roofing Adj	+ 3.94	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 162,142
Heat/Cool Adj	+ 10.77	Depreciation (76%)	- 123,228
Plumbing Adj	+ 4.14	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 38,914
Adj Base Cost	= 100.13	Lot Value	+ 7,580
Total Area	x 1,542	Indicated Value	= 46,494
Adjusted Cost	= 154,400	Value Per SqFt	30.15

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1	1	4,783.32		4,783
PRCH	Slab Porch - Open	4412		131	131	22.59		2,959



Harper

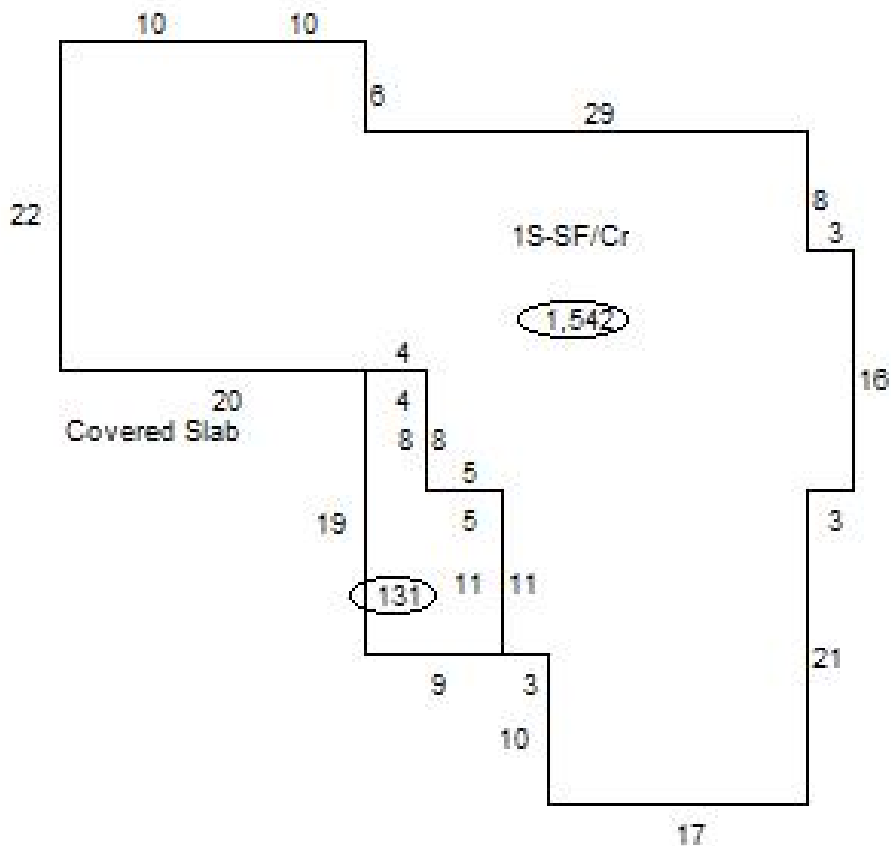
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	Covered Slab	131	1.000	131
2	R	1	Crawl	20	1S-SF/Cr	1,542	1.000	1,542
Total Building Area						1,542		1,542



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	50x30x14	Concrete	Formed Metal	1,500
	Qual	3	Cond 3	Year 2018	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (25.60 x 1,500)		38,400	38,400	5,760	32,640
	LNT0	Lean To - Attached Entry	15x5x8		Formed Metal	75
	Qual	3	Cond 3	Year 2018	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (43% Phys/ 0% Func)	RCNLD
	Base Cost (7.34 x 75)		551	551	237	314
	SHDS	Yard Shed - Wood	12x14x6		Composition Shingle	168
	Qual	3	Cond 3	Year 2017	Eff Age 9	
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ 0% Func)	RCNLD
	Base Cost (21.24 x 168)		3,568	3,568	1,427	2,141
	PACN	Paving - Concrete Drive	40x22x0			880
	Qual	3	Cond 3	Year 2010	Eff Age 16	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.10 x 880)		3,608	3,608	2,886	722