



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image				
Account	300005766				<p>1199-01-27N-23W-4-011-00 04/03/24</p>				
Parcel ID	1199-01-27N-23W-4-011-00								
Cadastral ID	1199-27N-23W-01-4-011-00								
Property Type	REAL - Real Property								
Property Class	UR	VI Area 2							
Tax Area	201 - 4T-BUFFALO-C								
Name ID	24376								
KENT, ERIN									
PO BOX 631 BUFFALO OK 73834									
Parcel Location									
Situs	00617 CECIL STREET								
Subdivision	OUTLYING AREA--BUFFALO								
Lot/Block	/	Parcel Size	1.5 - Lots						
Sec/Twn/Rng	1 / 27 / 23 / 4								
Neighborhood	119900 - OUTLYING AREA BUFF								
School District	4-BUFFAL - 4-BUFFALO								
Legal Description	Lat/Long: 36.84707619 -99.62548340				HOUSE 4/4/2024				
OUTLYING AREAS TO THE TOWN OF BUFFALO SEC.1-27-23 TRACT IN SE 1.5 ACRE					Building Permits				
					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	756/682	GOLDSTON, CAROLYN S.	11/19/2020	125,000	07
					566/480	MORGAN, JIMMY, ETUX	08/08/2001	6,000	QV
					/	GOLDSTON, CAROLYN S.			
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax
Remove Cap	2021	Land Value	19,754	19,754	12%	2,370	Assessed	11,829	931.42
Year Frozen		Improvements	27,067	14,624		1,755	Penalty	0	
Uncapped Value	0	Mobile Home	72,766	64,199		7,704	Exemption	1,000	-78.00
TIF Project ID	0	Total Value	119,587	98,577		11,829	Total Taxable	10,829	853.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300005766	KENT, ERIN	201	119,587	1000	10,484	826.00		
2024	2024-300005766	KENT, ERIN	201	122,987	1000	10,150	827.00		
2023	2023-300005766	KENT, ERIN	201	95,401	1000	9,825	813.00		
2022	2022-300005766	KENT, ERIN	201	88,004	1000	9,510	782.00		
2021	2021-300005766	KENT, ERIN	201	85,035	1000	9,204	760.00		
2020	2020-300005766	GOLDSTON, CAROLYN S.	201	83,227	1000	8,987	740.00		
2019	2019-0005766	GOLDSTON, CAROLYN S.	201	87,308		9,477	785.00		
2018	2018-0005766	GOLDSTON, DICKIE L. AND	201	90,369		9,844	816.00		
2017	2017-0005766	GOLDSTON, DICKIE L. AND	201	93,364		10,204	848.00		
2016	2016-0005766	GOLDSTON, DICKIE L. AND	201	105,000		10,380	883.00		
2015	2015-0005766	GOLDSTON, DICKIE L. AND	201	92,070		10,048	798.00		
2014	2014-0005766	GOLDSTON, DICKIE L. AND	201	95,220		10,270	823.00		
2013	2013-0005766	GOLDSTON, DICKIE L. AND	201	91,184		9,941	792.00		



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Lot Data	Square-Foot - OUTLYING AREA	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	19602	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	65,340.00 x .30 = 19,602	
Factor Value		
Adjustments		
Lot Value	19,602	

Residential Data	
Type	6 Mobile Home 76 x 28
Condition	3.7 - Average
Quality	3.7 - Average
Architecture	DWMH Multi-wide MH
Style	100% Double Wide
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	2,128 / 2,128
Style	100% Double Wide
HVAC	10000% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,128
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2001 / 22

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	50.29	Total Misc Impr	+ 922
Roofing Adj	+ 2.65	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 129,879
Heat/Cool Adj	+ 2.22	Depreciation ( 46%)	- 59,744
Plumbing Adj	+ 5.44	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 70,135
Adj Base Cost	= 60.60	Lot Value	+ 19,602
Total Area	x 2,128	Indicated Value	= 89,737
Adjusted Cost	= 128,957	Value Per SqFt	42.17

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	70,135		
Lot Value	19,602		
Indicated Value	89,737	42.17	Per SqFt
Agland Value	152		
Site Improvements	26,679		
Total Value	116,568	54.78	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
WODO	Wood Deck - Open	10086	6x5		30	30.72	922



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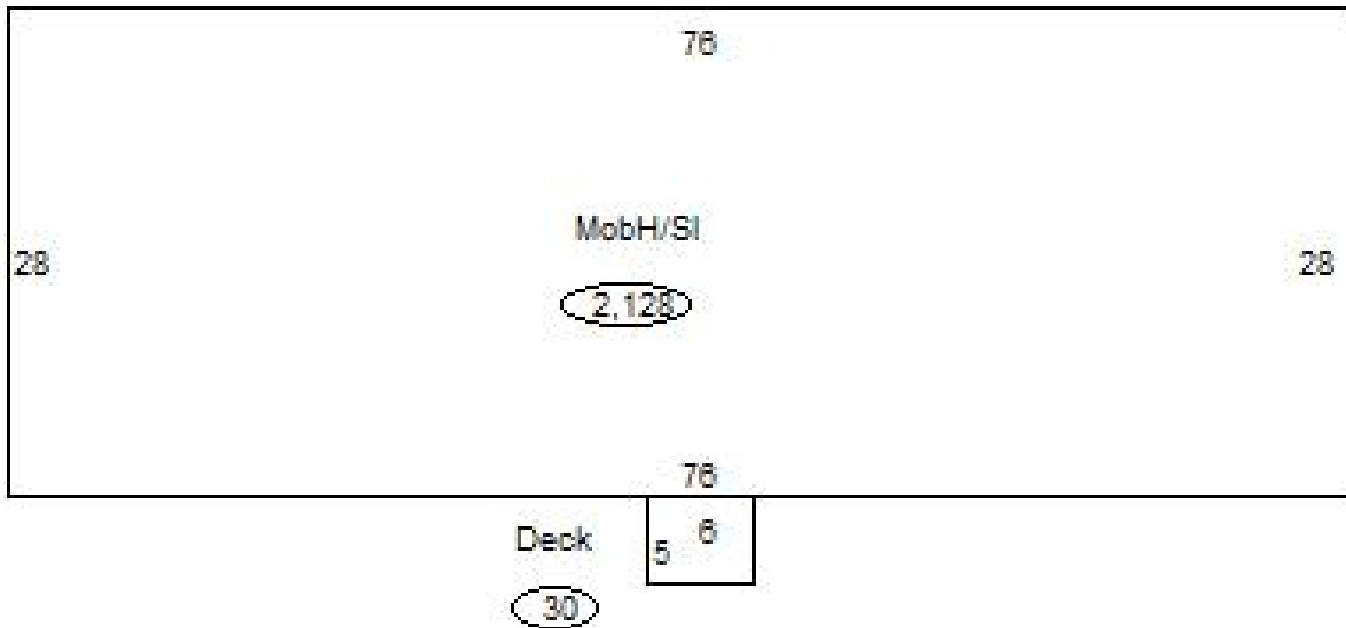
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14	Slab	20	MobH/Sl	2,128	1.000	2,128
2	M	WODO		20	Deck	30	1.000	30
<b>Total Building Area</b>						2,128		2,128



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Bldg	24x24x10		Formed Metal	576
	Qual	3	Cond 3	Year 2012	Eff Age 14	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (31% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (27.14 x 576)		15,633	15,633	4,846	10,787
	PACN	Paving - Concrete E of Shed	18x10x0			180
	Qual	3	Cond 3	Year 2006	Eff Age 20	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (5.92 x 180)		1,066	1,066	853	213
	PACN	Paving - Concrete Entry West Shed	25x15x0			375
	Qual	3	Cond 3	Year 2003	Eff Age 23	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.18 x 375)		1,568	1,568	1,254	314
	PACN	Paving - Concrete N of Home	40x7x0			280
	Qual	3	Cond 3	Year 2003	Eff Age 23	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.48 x 280)		1,254	1,254	1,003	251
	UTIL	Utility Bldg	40x30x10		Formed Metal	1,200
	Qual	3	Cond 3	Year 2003	Eff Age 23	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (26.24 x 1,200)		31,488	31,488	16,374	15,114



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
QA	QUINLAN LOAM	NP	11			.085	35	35	3	3
WB	WOODWARD 3-8%	NP	33			1.416	106	106	149	149
<b>NP Totals</b>						1.500			152	152
<b>Total Agland</b>						1.500			152	152