




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:12:18
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Assessment Data					Primary Image																																																																																																																			
Account 300005775 Parcel ID 1199-13-27N-23W-1-000-00 Cadastral ID 1199-27N-23W-13-1-000-00 Property Type REAL - Real Property Property Class UR VI Area 2 Tax Area 201 - 4T-BUFFALO-C Name ID 14946 SMITH, ANDREA K 200 E. 13 RD PO BOX 514 BUFFALO OK 73834-0000 Parcel Location Situs 00200 E 13 RD Subdivision OUTLYING AREA--BUFFALO Lot/Block / Parcel Size 1 - Lots Sec/Twn/Rng 13 / 27 / 23 / 1 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO					 <p>HOUSE 9/5/2024</p>																																																																																																																			
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Lot Data		Acre - HomeSite and Tracts	
Lot Size	0	0	
Lot Count			
Units Buildable			
Non-Ag Acres	1.3		
Topography			
Street Access			
Utilities			
Amenities			
Method	Acre		
Base Lot Value	1.30 x 4,019.23 = 5,225		
Factor Value			
Adjustments			
Lot Value	5,225		



HOUSE 9/5/2024

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.75 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,791 / 1,791
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,791
Fixture/RghIn	9 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	696 Attached Garage - Finished
Remodel	
Year/Eff Age	1980 / 46

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	122,594		
Lot Value	5,225		
Indicated Value	127,819	71.37	Per SqFt
Agland Value			
Site Improvements	2,025		
Total Value	129,844	72.50	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	93.42	Total Misc Impr	+ 12,920
Roofing Adj	+ 4.66	Garage Cost	+ 30,787
Subfloor Adj	+ -3.34	Total RCN	= 250,191
Heat/Cool Adj	+ 13.12	Depreciation (51%)	- 127,597
Plumbing Adj	+ 7.44	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 122,594
Adj Base Cost	= 115.29	Lot Value	+ 5,225
Total Area	x 1,791	Indicated Value	= 127,819
Adjusted Cost	= 206,484	Value Per SqFt	71.37

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Frm Cls A	0		1	1980	1	5,823.69	5,824
PATO	OPEN PORCH	4434		212	1980	212	10.49	2,224
WODO	Wood Deck - Open	4435		20x12	2000	240	20.30	4,872



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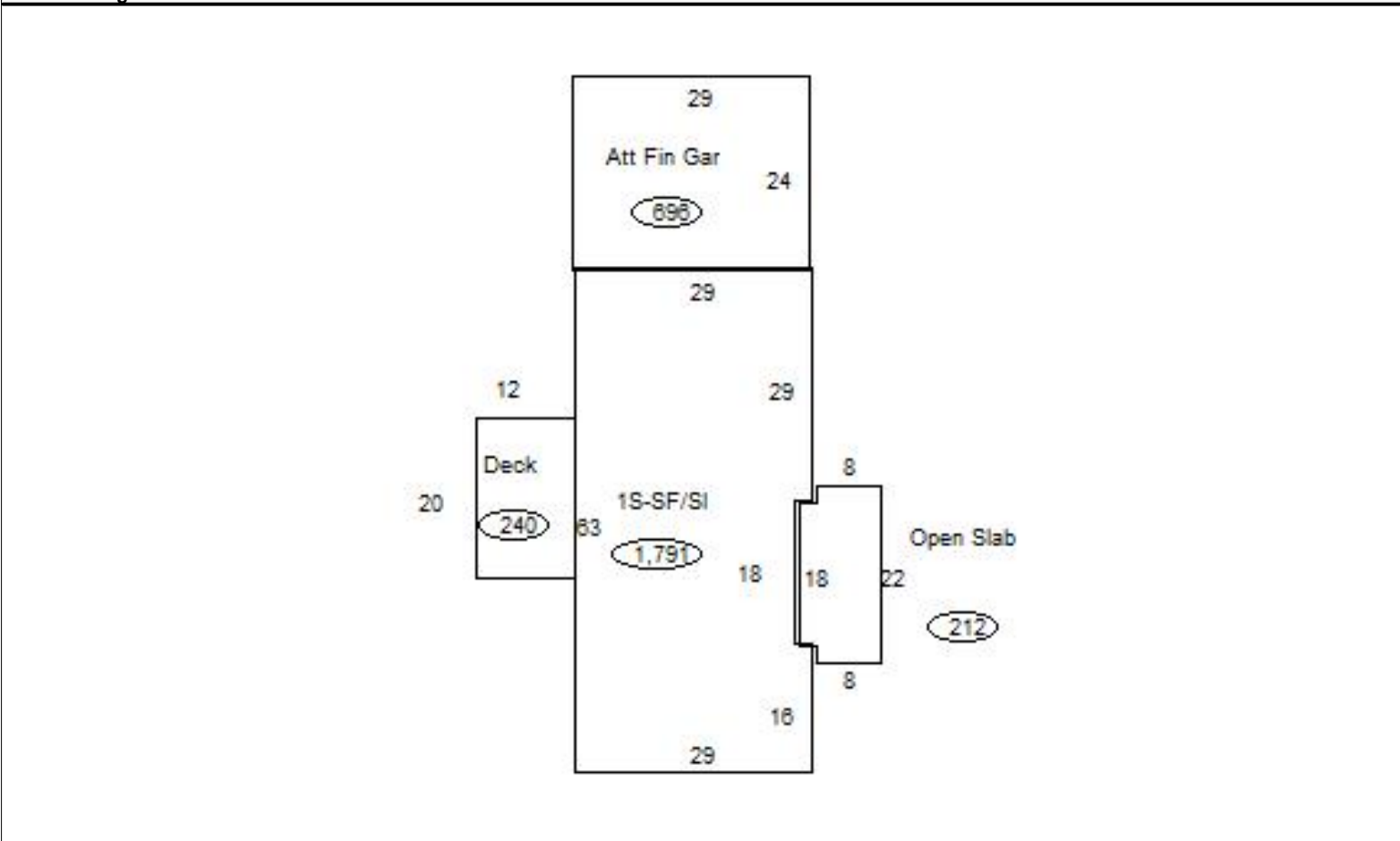
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Sketch Image

300005775



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		30	Open Slab	212	1.000	212
2	M	WODO		30	Deck	240	1.000	240
3	R	1	Slab	30	1S-SF/Sl	1,791	1.000	1,791
4	G	5		30	Att Fin Gar	696	1.000	696
Total Building Area						1,791		1,791



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	24x12x8	Dirt	Composition Shingle	288
	Qual	3	Cond 3	Year 2010	Eff Age 16	
		Valuation Summary	Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
		Base Cost (14.65 x 288)	4,219		4,219	2,194
						2,025