



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	300009657																																																																																																																								
Parcel ID	0000-27-29N-21W-2-002-00																																																																																																																								
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Property Type	REAL - Real Property																																																																																																																								
Property Class	RA	VI Area	2																																																																																																																						
Tax Area	102 - 4R-BUFFALO																																																																																																																								
Name ID	16277																																																																																																																								
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20028 E 3 RD BUFFALO OK 73834-0000																																																																																																																									
Parcel Location Situs 20028 E 3 RD Subdivision Lot/Block / Parcel Size 80 - Acres Sec/Twn/Rng 27 / 29 / 21 / 2 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO																																																																																																																									
Legal Description Lat/Long: 36.96863120 -99.45882900 SEC 27-29-21 E2NW4 BOOK 715 PAGE 533																																																																																																																									
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1 Topography Street Access Utilities Amenities Method Acre Base Lot Value 1.00 x 5,000.00 = 5,000 Factor Value Adjustments Lot Value 5,000		

Residential Data	
Type	1 Single Family Residence
Condition	3.25 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,120 / 1,120
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	1,120
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	PARTIAL -
Year/Eff Age	1936 / 58

HOUSE	5/23/2024
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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	90.11	Total Misc Impr	+ 9,660
Roofing Adj	+ 5.27	Garage Cost	+
Subfloor Adj	+ -2.05	Total RCN	= 136,052
Heat/Cool Adj	+ 10.77	Depreciation (60%)	- 81,631
Plumbing Adj	+ 8.75	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 54,421
Adj Base Cost	= 112.85	Lot Value	+ 5,000
Total Area	x 1,120	Indicated Value	= 59,421
Adjusted Cost	= 126,392	Value Per SqFt	53.05

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	54,421		
Lot Value	5,000		
Indicated Value	59,421	53.05	Per SqFt
Agland Value	17,465		
Site Improvements	15,864		
Total Value	92,750	82.81	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	10993	20x6	2017	120	39.98		4,798
WODO	Wood Deck - Open	10995	28x12	2025	336	14.47		4,862



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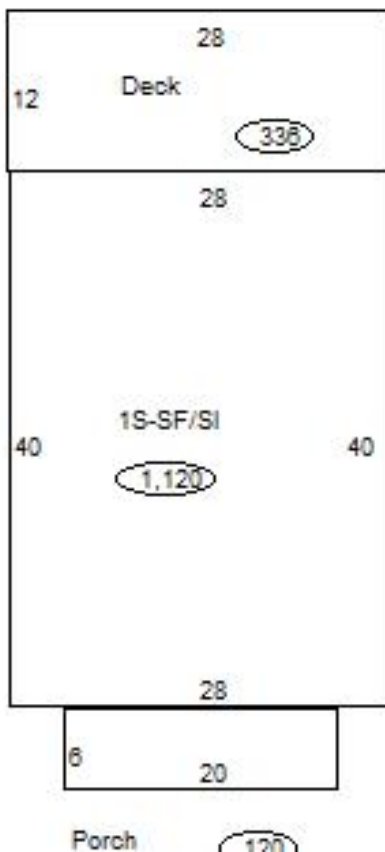
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	120	1.000	120
2	R	1	Slab	20	1S-SF/Sl	1,120	1.000	1,120
3	M	WODO		20	Deck	336	1.000	336
Total Building Area						1,120		1,120



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GBST	Grain Bin 1000 BU	0x0x0	Dirt		1,000	
	Qual	3	Cond 3	Year 2004	Eff Age 22		
	Valuation Summary		Modifier Total	RCN	Depr (63% Phys/ % Func)	RCNLD	
		Base Cost (1.62 x 1,000)	1,620		1,620	1,021	599
	GBST	Grain Bin - 1000 BU	0x0x0	Dirt		1,000	
	Qual	3	Cond 3	Year 2004	Eff Age 22		
	Valuation Summary		Modifier Total	RCN	Depr (63% Phys/ % Func)	RCNLD	
		Base Cost (1.62 x 1,000)	1,620		1,620	1,021	599
	GBST	Grain Bin - Storage	0x0x0	Dirt		1,000	
	Qual	3	Cond 3	Year 2004	Eff Age 22		
	Valuation Summary		Modifier Total	RCN	Depr (63% Phys/ % Func)	RCNLD	
		Base Cost (1.62 x 1,000)	1,620		1,620	1,021	599
	GBST	Grain Bin 2000 BU	0x0x0	Dirt		2,000	
	Qual	3	Cond 3	Year 2000	Eff Age 26		
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD	
		Base Cost (1.62 x 2,000)	3,240		3,240	2,268	972
	EPSW	Enclosed Porch - Solid Wall / ON MH	27x14x8	Base	Composition Roll	378	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (57.66 x 378)	21,795		21,795	17,436	4,359
	SHDS	Shed - Small/OLD MH	70x14x8	Base	Formed Metal	980	
	Qual	3	Cond 3	Year 1974	Eff Age 52		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (16.46 x 980)	16,131		16,131	12,905	3,226
	SHDS	Shed, Metal	50x42x14	Dirt	Galvanized Metal	2,100	
	Qual	3	Cond 3	Year 1958	Eff Age 68		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (13.12 x 2,100)	27,552		27,552	22,042	5,510



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNV	OH BIN-WARREN IOLL#8674	0x0x0			
	Qual	0	Cond	Year	0	Eff Age
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (0.00 x)				



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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	CR	11			5.587	56	56	313	313
QC	QUINLAN-WDWARD 5-12%	NP	14			1.752	45	45	78	78
QC	QUINLAN-WDWARD 5-12%	CR	14			4.960	71	71	353	353
TA	TIPTON SILT 0-1%	CR	60			13.174	305	305	4,023	4,023
TB	TIPTON SILT 1-3%	CR	52			25.865	265	265	6,846	6,846
TB	TIPTON SILT 1-3%	NP	52			1.303	166	166	217	217
TC	TIPTON SILT 3-5%	CR	42			26.359	214	214	5,635	5,635
CR Totals						79.000			17,465	17,465
Total Agland						79.000			17,465	17,465