




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:30:23
 Page 1

Assessment Data					Primary Image														
Account 300009674 Parcel ID 0000-01-27N-23W-4-018-00 Cadastral ID 0000-27N-23W-01-4-018-00 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 102 - 4R-BUFFALO Name ID 16281 BOWLES, BRAD AND MANDY BOWLES P O BOX 297 BUFFALO OK 73834-0000 Parcel Location Situs 00607 CECIL STREET Subdivision Lot/Block / Parcel Size 1.13 - Acres Sec/Twn/Rng 1 / 27 / 23 / 4 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO					 <p>0000-01-27N-23W-4-018-00 05/07/24</p>														
HOUSE 5/9/2024																			
Legal Description Lat/Long: 36.87427102 -99.64870755					Building Permits														
SEC 1-27-23 TRACT IN SE4SE4 BOOK 634 PAGE 501					<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
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	634/501	JOB, FERN, ETAL	01/29/2008	6,000	11										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax										
Remove Cap	2020		Land Value 5,098	5,098	12%	612	Assessed	13,823	1,088.42										
Year Frozen			Improvements 60,163	45,250		5,430	Penalty	0											
Uncapped Value	0		Mobile Home 64,844	64,844		7,781	Exemption	1,000	-78.00										
TIF Project ID	0		Total Value 130,105	115,192		13,823	Total Taxable	12,823	1,010.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-300009674	BOWLES, BRAD AND			102	130,105	1000	12,420	978.00										
2024	2024-300009674	BOWLES, BRAD AND			102	132,713	1000	12,030	980.00										
2023	2023-300009674	BOWLES, BRAD AND			102	105,418	1000	11,651	964.00										
2022	2022-300009674	BOWLES, BRAD AND			102	105,699	1000	11,683	961.00										
2021	2021-300009674	BOWLES, BRAD AND			102	106,679	1000	11,801	974.00										
2020	2020-300009674	BOWLES, BRAD AND			102	95,011	1000	10,401	856.00										
2019	2019-0009674	BOWLES, BRAD AND			102	73,003		7,760	643.00										
2018	2018-0009674	BOWLES, BRAD AND			102	75,630		8,075	670.00										
2017	2017-0009674	BOWLES, BRAD AND			102	77,942		8,353	694.00										
2016	2016-0009674	BOWLES, BRAD AND			102	92,690		8,781	747.00										
2015	2015-0009674	BOWLES, BRAD AND			102	79,141		8,497	674.00										
2014	2014-0009674	BOWLES, BRAD AND			102	81,893		8,599	689.00										
2013	2013-0009674	BOWLES, BRAD AND			102	84,650		8,320	663.00										



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 Time 07:30:23
 Page 2

Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1.13 Topography Street Access Utilities Amenities Method Acre Base Lot Value 1.13 x 4,511.50 = 5,098 Factor Value Adjustments Lot Value 5,098		

Residential Data	
Type	6 Mobile Home 67 x 27
Condition	3 - Average
Quality	3 - Average
Architecture	DWMH Multi-wide MH
Style	100% Double Wide
Exterior Wall	75% Lap 25% Veneer, Masonry
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	720 Detached Garage - Unfinished
Remodel	
Year/Eff Age	2008 / 18

HOUSE	5/9/2024
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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	47.45	Total Misc Impr	+ 3,596
Roofing Adj	+ 2.16	Garage Cost	+ 26,916
Subfloor Adj	+ 0.00	Total RCN	= 132,992
Heat/Cool Adj	+ 2.04	Depreciation (41%)	- 54,527
Plumbing Adj	+ 5.01	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 78,465
Adj Base Cost	= 56.65	Lot Value	+ 5,098
Total Area	x 1,809	Indicated Value	= 83,563
Adjusted Cost	= 102,480	Value Per SqFt	46.19

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	78,465		
Lot Value	5,098		
Indicated Value	83,563	46.19	Per SqFt
Agland Value			
Site Improvements	43,814		
Total Value	127,377	70.41	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	1263	6x6		36	25.84		930
WODO	Wood Deck - Open	1264	12x10		120	22.22		2,666



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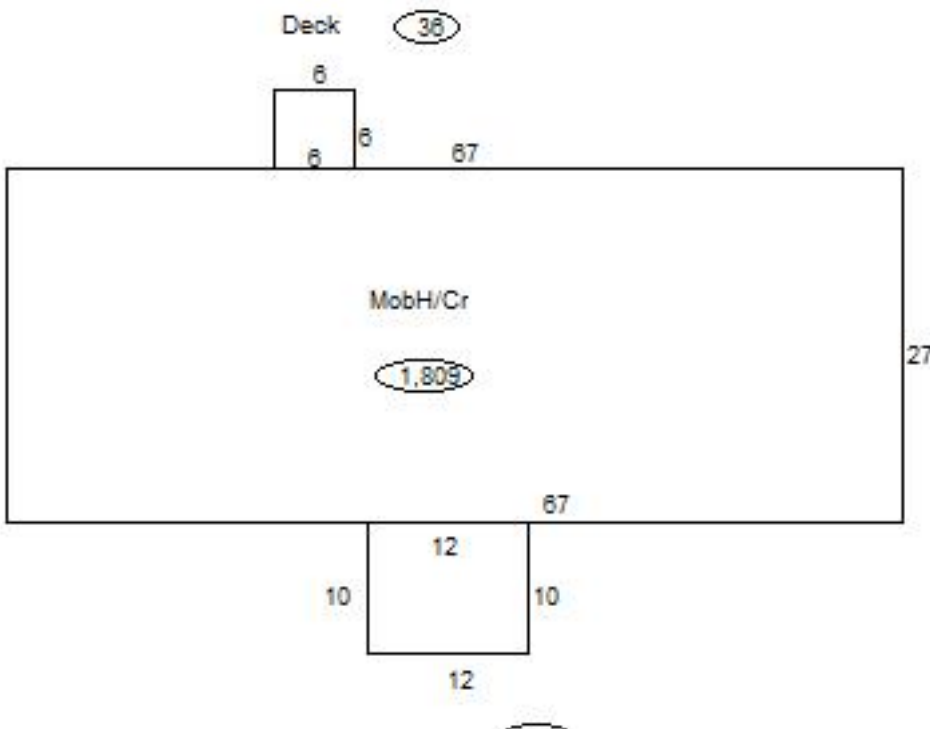
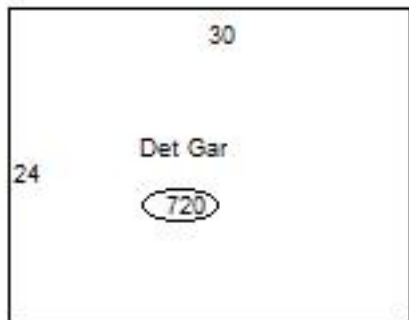
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Date 02/06/2026
 Time 07:30:23
 Page 3

Sketch Image

300009674



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14	Crawl	20	MobH/Cr	1,809	1.000	1,809
2	M	WODO		20	Deck	36	1.000	36
3	M	WODO		20	Deck	120	1.000	120
4	G	2		20	Det Gar	720	1.000	720
Total Building Area						1,809		1,809



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Date 02/06/2026
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Page 4

300009674

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	50x40x10		Formed Metal	2,000
	Qual	3	Cond 3	Year 2020	Eff Age 6	
	Valuation Summary		Modifier Total	RCN	Depr (11% Phys/ % Func)	RCNLD
Base Cost (23.22 x 2,000)		46,440		46,440	5,108	41,332
	SHDS	Shipping/Storage Container	20x8x8		Formed Metal	160
	Qual	3	Cond 3	Year 2019	Eff Age 7	
	Valuation Summary		Modifier Total	RCN	Depr (32% Phys/ 0% Func)	RCNLD
Base Cost (22.81 x 160)		3,650		3,650	1,168	2,482