



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:30:25  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300009758 <b>Parcel ID</b> 1001-00-018-007-0-001-00 <b>Cadastral ID</b> 1001-018-007-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 1 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 14360 EARNEST, RONALD E. & CATHY D. EARNEST  P O BOX 272 BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 00421 E BROAD <b>Subdivision</b> BUFFALO ORIG <b>Lot/Block</b> 0007 / 0018 <b>Parcel Size</b> 6 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO					<p>1001-00-018-007-0-001-00_001.JPG 1/6/2023</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.95496766 -99.92219371																																																																																																																									
<b>Legal Description</b> BUFFALO ORIG. BLOCK 18 LOTS 7 THRU 12					<b>Building Permits</b> <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																																																																																																											
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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	150 x 140	<p>1001-00-018-007-0-001-00_001.JPG 1/6/2023</p>
Lot Count		
Units Buildable	6300	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	21,000.00 x .30 = 6,300	
Factor Value		
Adjustments		
Lot Value	6,300	

Residential Data	
Type	6 Mobile Home 56 x 28
Condition	3 - Average
Quality	3 - Average
Architecture	DWMH Multi-wide MH
Style	100% Double Wide
Exterior Wall	100% Lap
Base/Total Area	1,568 / 1,568
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	14 Metal, Ribbed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2008 / 18

Cost Approach		Manual :	
Base Cost	48.13	Total Misc Impr	+ 4,744
Roofing Adj	+ 2.23	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 96,472
Heat/Cool Adj	+ 2.36	Depreciation ( 41%)	- 39,554
Plumbing Adj	+ 5.78	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 56,918
Adj Base Cost	= 58.50	Lot Value	+ 6,300
Total Area	x 1,568	Indicated Value	= 63,218
Adjusted Cost	= 91,728	Value Per SqFt	40.32

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		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	56,918		
Lot Value	6,300		
Indicated Value	63,218	40.32	Per SqFt
Agland Value			
Site Improvements	10,877		
Total Value	74,095	47.25	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	2189	8x8		64	24.63		1,576
WODO	Wood Deck - Open	2190	152		152	20.84		3,168



Harper

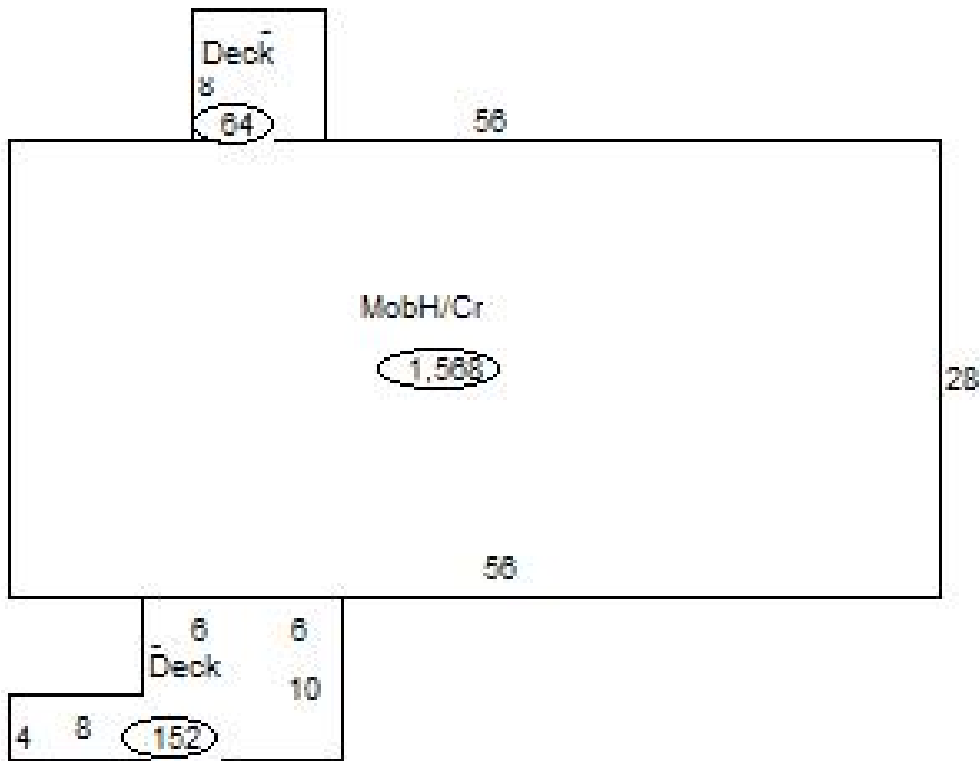
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Sketch Image

300009758



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14	Crawl	20	MobH/Cr	1,568	1.000	1,568
2	M	WODO		20	Deck	64	1.000	64
3	M	WODO		20	Deck	152	1.000	152
<b>Total Building Area</b>						1,568		1,568



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	24x16x12		Formed Metal	384
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (54% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (38.83 x 384)	14,911		14,911	8,052	6,859
	SHDS	Yard Shed - Wood	12x10x6		Composition Shingle	120
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (22.67 x 120)	2,720		2,720	1,904	816
	SHDS	Shed - Small	30x12x8		Composition Shingle	360
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (18.05 x 360)	6,498		6,498	4,549	1,949
	SHDS	Shed - Small	20x10x8		Formed Metal	200
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (20.88 x 200)	4,176		4,176	2,923	1,253