



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	300009781				<p>HOUSE 5/9/2024</p>									
Parcel ID	0000-06-27N-22W-1-007-00													
Cadastral ID	0000-27N-22W-06-1-007-00													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	2											
Tax Area	102 - 4R-BUFFALO													
Name ID	16307													
HAYDOCK, NICHOLAS														
RT 2 BOX 10 BUFFALO OK 73834-0000														
Parcel Location														
Situs	19157 US 64 HWY													
Subdivision														
Lot/Block	/	Parcel Size	1.49 - Acres											
Sec/Twn/Rng	6 / 27 / 22 / 1													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.84194805 -99.62467032														
SEC 6-27-22 TRACT IN N2NE4 N OF HWY 64 BOOK 702 PAGE 204														
Building Permits														
<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														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
702/204	WHITE, KIRK R. &	09/11/2014	116,000	QV										
662/417	CHAPMAN, TERRY G. AND	09/16/2010	114,000	PQ										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	5,368	5,368	12%	644	Assessed	15,680 1,234.64						
Year Frozen		Improvements	60,586	59,698		7,164	Penalty	0						
Uncapped Value	0	Mobile Home	74,694	65,602		7,872	Exemption	1,000 -79.00						
TIF Project ID	0	Total Value	140,648	130,668		15,680	Total Taxable	14,680 1,156.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300009781	HAYDOCK, NICHOLAS	102	140,648	1000	14,224	1,120.00							
2024	2024-300009781	HAYDOCK, NICHOLAS	102	148,023	1000	13,780	1,122.00							
2023	2023-300009781	HAYDOCK, NICHOLAS	102	126,578	1000	13,350	1,104.00							
2022	2022-300009781	HAYDOCK, NICHOLAS	102	116,099	1000	12,932	1,064.00							
2021	2021-300009781	HAYDOCK, NICHOLAS	102	119,262	1000	13,311	1,099.00							
2020	2020-300009781	HAYDOCK, NICHOLAS	102	110,043	1000	12,205	1,004.00							
2019	2019-0009781	HAYDOCK, NICHOLAS	102	113,102		12,572	1,042.00							
2018	2018-0009781	HAYDOCK, NICHOLAS	102	115,129		12,816	1,063.00							
2017	2017-0009781	HAYDOCK, NICHOLAS	102	116,000		12,920	1,074.00							
2016	2016-0009781	HAYDOCK, NICHOLAS	102	123,648		13,338	1,135.00							
2015	2015-0009781	HAYDOCK, NICHOLAS	102	116,000		13,920	1,105.00							
2014	2014-0009781	HAYDOCK, NICHOLAS	102	109,792		13,175	1,056.00							
2013	2013-0009781	WHITE CURVE, LLC	102	117,419		13,213	1,052.00							



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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1.49 Topography Street Access Utilities Amenities Method Acre Base Lot Value 1.49 x 3,602.68 = 5,368 Factor Value Adjustments Lot Value 5,368		

Residential Data	
Type	6 Mobile Home 26 x 78
Condition	3 - Average
Quality	3.5 - Average
Architecture	DWMH Multi-wide MH
Style	100% Double Wide
Exterior Wall	80% Frame, Siding, Vinyl 20% Veneer, Masonry
Base/Total Area	2,028 / 2,028
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	4 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2002 / 24

HOUSE	5/9/2024
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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	50.23	Total Misc Impr	+ 16,366
Roofing Adj	+ 2.52	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 138,614
Heat/Cool Adj	+ 2.18	Depreciation (48%)	- 66,535
Plumbing Adj	+ 5.35	Lump Sums	+ 58,119
Basement Adj	+ 0.00	RCNLD	= 130,198
Adj Base Cost	= 60.28	Lot Value	+ 5,368
Total Area	x 2,028	Indicated Value	= 135,566
Adjusted Cost	= 122,248	Value Per SqFt	66.85

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	130,198		
Lot Value	5,368		
Indicated Value	135,566	66.85	Per SqFt
Agland Value			
Site Improvements	3,048		
Total Value	138,614	68.35	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
GRDT	Garage - Detached	1084	48x26		1,248	46.57		58,119
PATC	Patio - Covered	7649	20x10		200	17.73		3,546
WODC	Wood Deck - Covered	7650	20x16		320	28.52		9,126
WODO	Wood Deck - Open	7651	20x8		160	23.09		3,694



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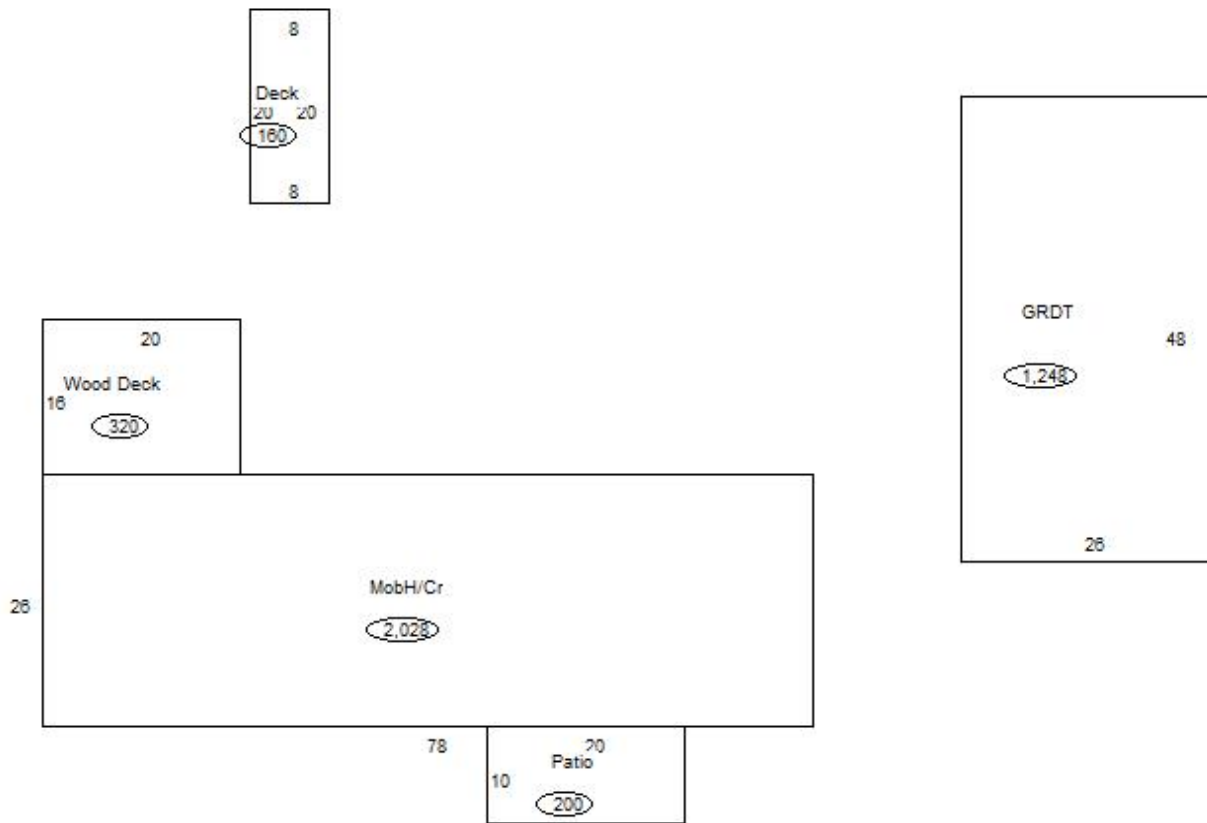
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	GRDT		20	GRDT	1,248	1.000	1,248
2	R	14	Crawl	20	MobH/Cr	2,028	1.000	2,028
3	M	PATC		20	Patio	200	1.000	200
4	M	WODC		20	Wood Deck	320	1.000	320
5	M	WODO		20	Deck	160	1.000	160
Total Building Area						2,028		2,028



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shipping/Storage Container	20x8x8		Formed Metal	160	
	Qual	3	Cond 3	Year 2020	Eff Age 6		
	Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ 0% Func)		RCNLD
	Base Cost (22.81 x 160)		3,650		3,650	1,022	2,628
	SHDS	Yard Shed - Metal	6x4x6		Galvanized Metal	24	
	Qual	2	Cond 2	Year 2020	Eff Age 7		
	Valuation Summary		Modifier Total	RCN	Depr (32% Phys/ 0% Func)		RCNLD
	Base Cost (25.75 x 24)		618		618	198	420