



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	300009786													
Parcel ID	0000-18-27N-21W-4-002-00													
Cadastral ID	0000-27N-21W-18-4-002-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	2											
Tax Area	102 - 4R-BUFFALO													
Name ID	16309													
LAUER, NICK T.														
1371 N 198 RD BUFFALO OK 73834-0000														
Parcel Location														
Situs	1827N21W42													
Subdivision														
Lot/Block	/	Parcel Size	20 - Acres											
Sec/Twn/Rng	18 / 27 / 21 / 4													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
HOUSE 4/30/2024														
Legal Description Lat/Long: 36.83028866 -99.54612570														
SEC 18-27-21 TRACT IN SE4 BOOK 696 PAGE 602														
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 colspan="5"> </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	696/602	BAIR, W. A. AND	03/14/2014	105,000	Q					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	6,665	6,665	12%	800	Assessed	14,524	1,143.62					
Year Frozen		Improvements	163,799	114,367		13,724	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-79.00					
TIF Project ID	0	Total Value	170,464	121,032		14,524	Total Taxable	13,524	1,065.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300009786	LAUER, NICK T.	102	170,464	1000	13,101	1,032.00							
2024	2024-300009786	LAUER, NICK T.	102	180,261	1000	12,691	1,033.00							
2023	2023-300009786	LAUER, NICK T.	102	111,514	0	13,292	1,100.00							
2022	2022-300009786	LAUER, NICK T.	102	110,207	0	12,905	1,062.00							
2021	2021-300009786	LAUER, NICK T.	102	103,196	0	12,384	1,022.00							
2020	2020-300009786	LAUER, NICK T.	102	101,530	0	12,184	1,003.00							
2019	2019-0009786	LAUER, NICK T.	102	102,815		12,339	1,023.00							
2018	2018-0009786	LAUER, NICK T.	102	105,358		12,366	1,025.00							
2017	2017-0009786	LAUER, NICK T.	102	100,048		12,006	998.00							
2016	2016-0009786	LAUER, NICK T.	102	102,397		12,288	1,046.00							
2015	2015-0009786	LAUER, NICK T.	102	103,299		12,396	984.00							
2014	2014-0009786	LAUER, NICK T.	102	95,182		7,772	623.00							
2013	2013-0009786	BAIR, W. A. AND	102	110,274		7,385	588.00							



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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 - Average
Quality	3 - Average
Architecture	DWMH Multi-wide MH
Style	100% One Story
Exterior Wall	66% Frame, Stucco 34% Veneer, Stone
Base/Total Area	2,128 / 2,128
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	2,128
Fixture/RghIn	8 / 1
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	1,053 Carport - Gable Roof
Remodel	EXTWALL -
Year/Eff Age	1988 / 35

HOUSE	4/30/2024
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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	82.57	Total Misc Impr	+ 3,296
Roofing Adj	+ 4.54	Garage Cost	+ 8,826
Subfloor Adj	+ -1.83	Total RCN	= 226,326
Heat/Cool Adj	+ 10.77	Depreciation (43%)	- 97,320
Plumbing Adj	+ 4.61	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 129,006
Adj Base Cost	= 100.66	Lot Value	+ 5,000
Total Area	x 2,128	Indicated Value	= 134,006
Adjusted Cost	= 214,204	Value Per SqFt	62.97

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	129,006		
Lot Value	5,000		
Indicated Value	134,006	62.97	Per SqFt
Agland Value	1,665		
Site Improvements	30,129		
Total Value	165,800	77.91	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	1054	27x13		351	7.44		2,611
PATO	Slab Porch - Open	1056	14x5		70	9.78		685



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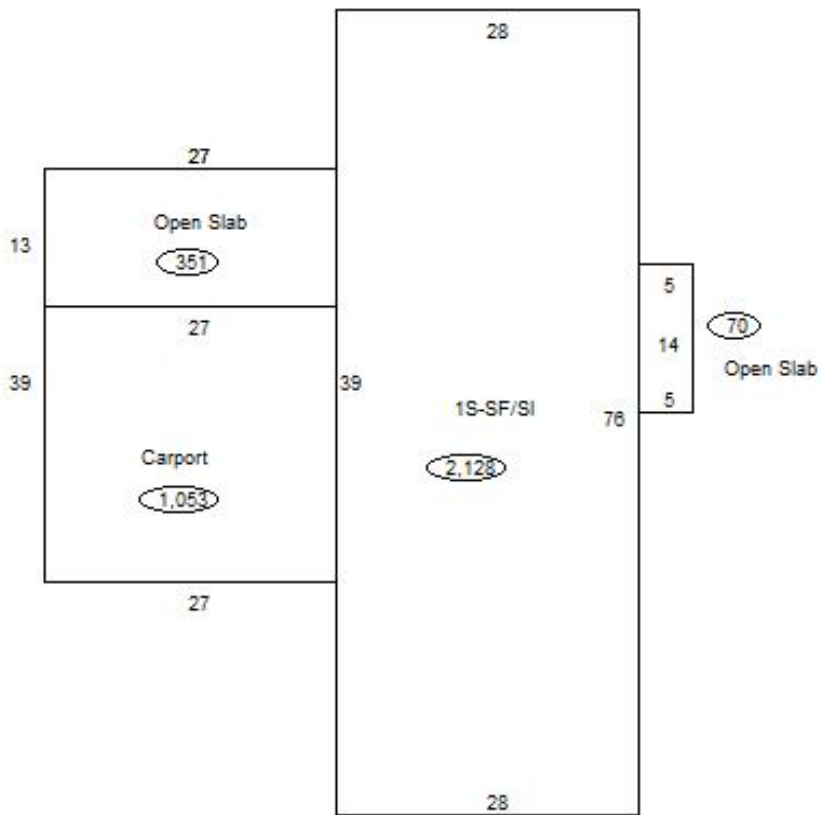
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	2,128	1.000	2,128
2	M	PATO		20	Open Slab	351	1.000	351
3	G	3		20	Carport	1,053	1.000	1,053
4	M	PATO		20	Open Slab	70	1.000	70
Total Building Area						2,128		2,128



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PACN	Paving - Concrete Slab West of Carport	27x13x0			351	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (4.18 x 351)	1,467		1,467	1,174	293
	UTIL	Utility Building	75x54x14		Formed Metal	4,050	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary		Modifier Total		RCN	Depr (76% Phys/ 0% Func)	RCNLD
		Base Cost (21.13 x 4,050)	85,577		85,577	65,039	20,538
	SHDS	Shed - Small	30x15x10		Formed Metal	450	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (17.99 x 450)	8,096		8,096	6,477	1,619
	QUON	Quonset	60x30x12	Concrete	Galvanized Metal	1,800	
	Qual	4	Cond 4	Year 1970	Eff Age 45		
	Valuation Summary		Modifier Total		RCN	Depr (70% Phys/ 0% Func)	RCNLD
		Base Cost (14.22 x 1,800)	25,596		25,596	17,917	7,679



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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
WB	WOODWARD 3-8%	NP	33			8.322	106	106	879	879
WD	WOODWARD-QUINLAN3-8%	NP	23			10.678	74	74	786	786
NP Totals						19.000			1,665	1,665
Total Agland						19.000			1,665	1,665