



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300010142 <b>Parcel ID</b> 0000-22-27N-22W-1-002-00 <b>Cadastral ID</b> 0000-27N-22W-22-1-002-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 102 - 4R-BUFFALO <b>Name ID</b> 16341 LEFORCE, CLINT AND ANGIE LEFORCE  P O BOX 98 BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 2227N22W12 <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 80 - Acres <b>Sec/Twn/Rng</b> 22 / 27 / 22 / 1 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 4-BUFFAL - 4-BUFFALO																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.82510696 -99.49580965 SEC 22-27-22 E2NE4 BOOK 654 PAGE 761										<b>HOUSE</b> 5/9/2024																																																																																																															
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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	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	2,858 / 2,858
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	2,858
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	588 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2011 / 15

HOUSE 5/9/2024

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	74.89	Total Misc Impr	+ 7,110
Roofing Adj	+ 4.31	Garage Cost	+ 15,379
Subfloor Adj	+ -1.67	Total RCN	= 284,653
Heat/Cool Adj	+ 10.77	Depreciation ( 16%)	- 45,544
Plumbing Adj	+ 3.43	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 239,109
Adj Base Cost	= 91.73	Lot Value	+ 5,000
Total Area	x 2,858	Indicated Value	= 244,109
Adjusted Cost	= 262,164	Value Per SqFt	85.41

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	239,109		
Lot Value	5,000		
Indicated Value	244,109	85.41	Per SqFt
Agland Value	8,928		
Site Improvements	81,207		
Total Value	334,244	116.95	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio-covered	1168	35x10	2011	350	13.03		4,561
PATC	Patio - Covered	1169	13x12	2011	156	16.34		2,549



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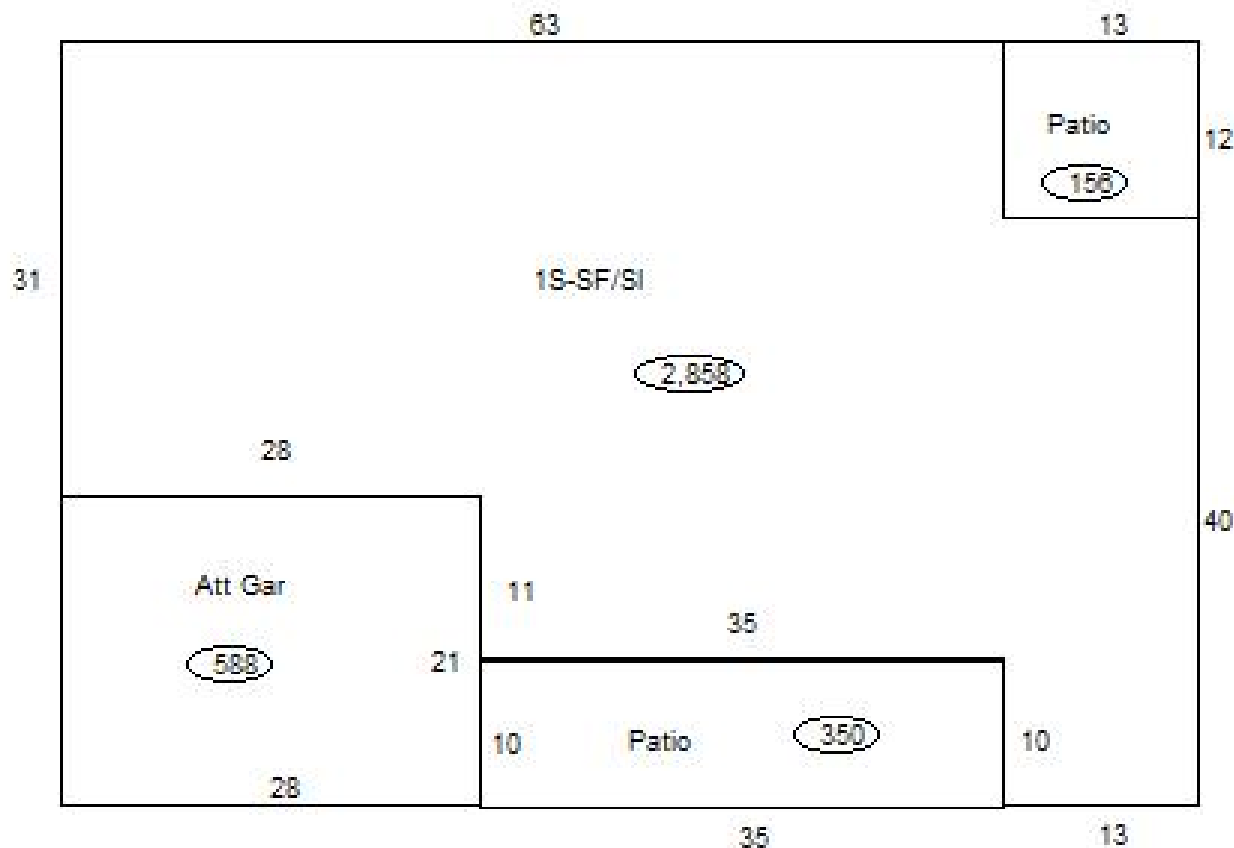
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Sketch Image

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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/Slab	2,858	1.000	2,858
2	G	1		20	Att Gar	588	1.000	588
3	M	PATC		20	Patio	350	1.000	350
4	M	PATC		20	Patio	156	1.000	156
<b>Total Building Area</b>						2,858		2,858



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete	30x20x0	Concrete		600
	Qual	4	Cond 4	Year 2024	Eff Age 2	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (5.19 x 600)		3,114	3,114	311	2,803
	UTIL	Utility Building	80x32x0	Concrete	Formed Metal	2,560
	Qual	4.5	Cond 4	Year 2024	Eff Age 2	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (3% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (28.51 x 2,560)		72,986	72,986	2,190	70,796
	LNT0	Lean To - Attached	80x15x8	Dirt	Formed Metal	1,200
	Qual	4	Cond 4	Year 2024	Eff Age 2	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (12% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (6.25 x 1,200)		7,500	7,500	900	6,600
	PACN	Paving - Concrete Back of House	20x15x0	Concrete		300
	Qual	4	Cond 4	Year 2011	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (69% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (5.25 x 300)		1,575	1,575	1,087	488
	PACN	Paving - Concrete Drive	20x16x0	Concrete		320
	Qual	4	Cond 4	Year 2011	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (69% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (5.24 x 320)		1,677	1,677	1,157	520



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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
CA	CAREY SILT 1-3%	NP	50			2.659	160	160	425	425
CA	CAREY SILT 1-3%	CR	50			3.640	255	255	926	926
LD	LOAMY ALLUVIAL LAND	NP	33			4.995	106	106	527	527
LD	LOAMY ALLUVIAL LAND	CR	33			2.284	168	168	384	384
QA	QUINLAN LOAM	CR	11			.848	56	56	47	47
QA	QUINLAN LOAM	NP	11			16.115	35	35	567	567
WB	WOODWARD 3-8%	NP	33			21.927	106	106	2,316	2,316
WB	WOODWARD 3-8%	CR	33			18.897	168	168	3,174	3,174
WD	WOODWARD-QUINLAN3-8%	NP	23			7.637	74	74	562	562
<b>NP Totals</b>						79.000			8,928	8,928
<b>Total Agland</b>						79.000			8,928	8,928