



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:31:03  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300010152 <b>Parcel ID</b> 0000-17-26N-22W-1-001-00 <b>Cadastral ID</b> 0000-26N-22W-17-1-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 1 <b>Tax Area</b> 102 - 4R-BUFFALO <b>Name ID</b> 16344 LIRA, JENNA SIOUX & JOSE LIRA SOTO  1909 NORTH 193 RD BUFFALO OK 73834-8932  <b>Parcel Location</b> <b>Situs</b> 1909 N 193 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 20 - Acres <b>Sec/Twn/Rng</b> 17 / 26 / 22 / 1 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 4-BUFFAL - 4-BUFFALO					<p>0000-17-26N-22W-1-001-00 01/27/23</p> <p>0000-17-26N-22W-1-001-00_006.JPG 1/31/2023</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.80415120 -99.48953283 SEC 17-26-22 TRACT IN NE4NE4 BOOK 752 PAGE 842 BOOK 692 PAGE 707																																																																																																																									
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Date 02/06/2026  
 Time 07:31:03  
 Page 2

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		<p>0000-17-26N-22W-1-001-00 01/27/23</p> <p>0000-17-26N-22W-1-001-00_006.JPG 1/31/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,120 / 1,120
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	240 Detached Garage - Unfinished
Remodel	PARTIAL -
Year/Eff Age	1941 / 72

Cost Approach		Manual :	
Base Cost	83.89	Total Misc Impr	+ 389
Roofing Adj	+ 4.79	Garage Cost	+ 8,797
Subfloor Adj	+ 1.03	Total RCN	= 126,383
Heat/Cool Adj	+ 9.78	Depreciation ( 74%)	- 93,523
Plumbing Adj	+ 5.16	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 32,860
Adj Base Cost	= 104.64	Lot Value	+ 5,000
Total Area	x 1,120	Indicated Value	= 37,860
Adjusted Cost	= 117,197	Value Per SqFt	33.80

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	32,860	
Lot Value	5,000	
Indicated Value	37,860	33.80 Per SqFt
Agland Value	2,406	
Site Improvements	16,354	
Total Value	56,620	50.55 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab	424	7x6		42	9.25		389



Harper

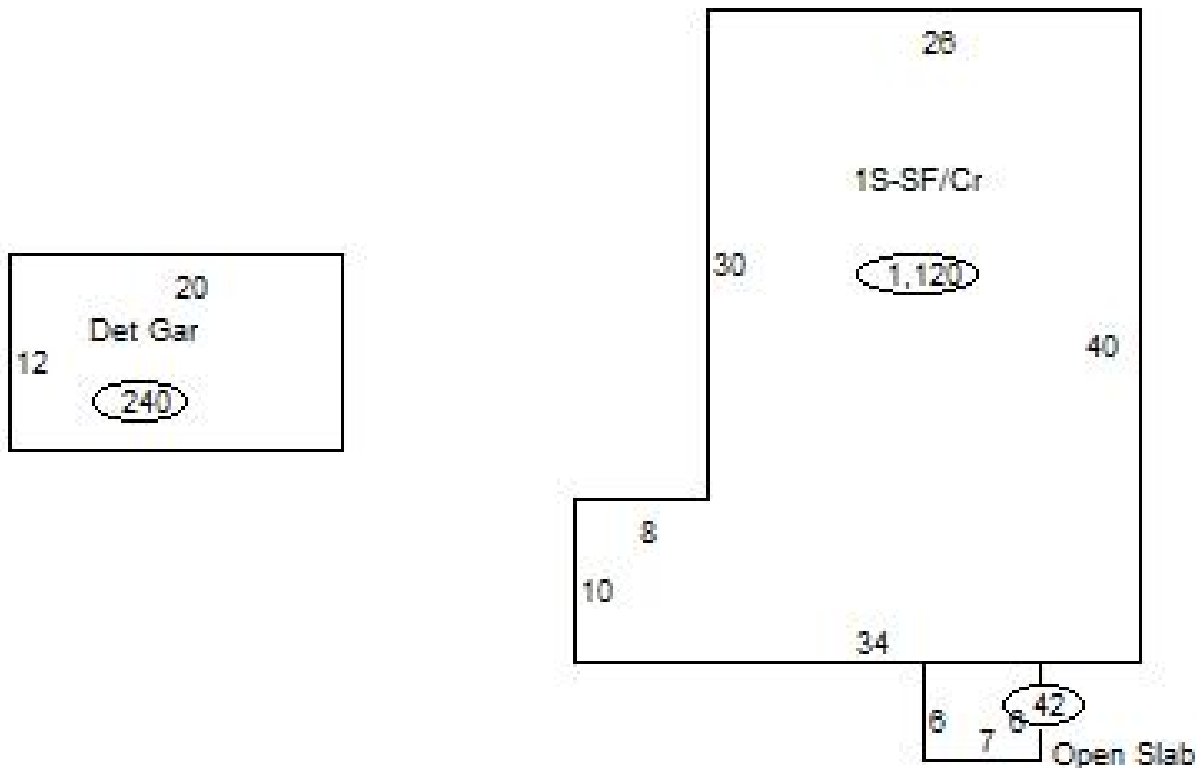
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Date 02/06/2026  
 Time 07:31:03  
 Page 3

Sketch Image

300010152



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,120	1.000	1,120
2	M	PATO		20	Open Slab	42	1.000	42
3	G	2		20	Det Gar	240	1.000	240
<b>Total Building Area</b>						1,120		1,120



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Date 02/06/2026  
 Time 07:31:03  
 Page 4

300010152

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	HAYS	Open Face Shed	60x26x8		Galvanized Metal	1,560	
	Qual 3	Cond 3	Year 1980	Eff Age 46			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (6.73 x 1,560)	10,499		10,499	8,399	2,100
	LOAF	Loafing Shed	14x20x8		Galvanized Metal	280	
	Qual 3	Cond 3	Year 1980	Eff Age 46			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (5.65 x 280)	1,582		1,582	1,266	316
	GBST	Grain Bin - Storage 1,000 BU	20x20x4		Dirt	1,009	
	Qual 3	Cond 3	Year 1980	Eff Age 46			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (1.62 x 1,009)	1,634		1,634	1,307	327
	GBST	Grain Bin - Storage 1,000 BU	20x20x4		Dirt	1,009	
	Qual 3	Cond 3	Year 1980	Eff Age 46			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (1.62 x 1,009)	1,634		1,634	1,307	327
	UTIL	Utility Building	70x32x10		Galvanized Metal	2,240	
	Qual 3	Cond 3	Year 1975	Eff Age 51			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (72% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (21.18 x 2,240)	47,443		47,443	34,159	13,284



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Date 02/06/2026  
Time 07:31:03  
Page 5

### Agland Inventory

300010152

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
RD	ROUGH BROKEN LAND	NP	10			6.265	32	32	200	200
SA	ST.PAUL 0-1%	NP	60			10.718	192	192	2,058	2,058
WD	WOODWARD-QUINLAN3-8%	NP	23			2.017	74	74	148	148
<b>NP Totals</b>						19.000			2,406	2,406
<b>Total Agland</b>						19.000			2,406	2,406