



# 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	300010714													
Parcel ID	0000-14-27N-24W-4-002-00													
Cadastral ID	0000-27N-24W-14-4-002-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	3											
Tax Area	102 - 4R-BUFFALO													
Name ID	16269													
HAMLIN, ROBERT														
18381 US 64														
BUFFALO OK 73834-0000														
<b>Parcel Location</b>														
Situs	18381 HWY 64 N.													
Subdivision														
Lot/Block	/	Parcel Size	22.55 - Acres											
Sec/Twn/Rng	14 / 27 / 24 / 4													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
HOUSE 6/17/2025														
<b>Legal Description</b> Lat/Long: 36.81254537 -99.93377721														
SEC 14-27-24 22.55 AC TRACT SE4SE4 BOOK 684 PAGE 434														
<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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
<b>Exemptions</b>														
Code	Type	Active	Maximum	Exemption										
<b>Sale History</b>														
Bk/Pg	Grantor		Date	Price	Code									
/	HAMLIN, ROBERT													
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap	2020	Land Value	10,048	10,048	12%	1,206	Assessed	30,329 2,388.11						
Year Frozen		Improvements	275,517	242,695		29,123	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00						
TIF Project ID	0	Total Value	285,565	252,743		30,329	Total Taxable	30,329 2,388.00						
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300010714	HAMLIN, ROBERT	102	285,565	0	29,446	2,319.00							
2024	2024-300010714	HAMLIN, ROBERT	102	304,531	0	28,588	2,328.00							
2023	2023-300010714	HAMLIN, ROBERT	102	268,586	0	27,756	2,296.00							
2022	2022-300010714	HAMLIN, ROBERT	102	215,399	0	25,848	2,126.00							
2021	2021-300010714	HAMLIN, ROBERT	102	215,259	0	25,831	2,133.00							
2020	2020-300010714	HAMLIN, ROBERT	102	215,259	0	25,831	2,126.00							
2019	2019-0010714	HAMLIN, ROBERT	102	227,295		23,355	1,936.00							
2018	2018-0010714	HAMLIN, ROBERT	102	229,065		22,675	1,880.00							
2017	2017-0010714	HAMLIN, ROBERT	102	218,311		22,014	1,830.00							
2016	2016-0010714	HAMLIN, ROBERT	102	219,944		21,373	1,819.00							
2015	2015-0010714	HAMLIN, ROBERT	102	214,730		20,751	1,647.00							
2014	2014-0010714	HAMLIN, ROBERT	102	204,887		20,146	1,614.00							
2013	2013-0010714	HAMLIN, ROBERT	102	206,327		19,560	1,558.00							



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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 5 Topography Street Access Utilities Amenities  Method Acre Base Lot Value 5.00 x 1,600.00 = 8,000 Factor Value Adjustments Lot Value 8,000		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	2,304 / 2,304
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2008 / 18

HOUSE	6/17/2025
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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	74.97	Total Misc Impr	+ 9,514
Roofing Adj	+ 4.25	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 226,643
Heat/Cool Adj	+ 10.77	Depreciation ( 20%)	- 45,329
Plumbing Adj	+ 4.25	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 181,314
Adj Base Cost	= 94.24	Lot Value	+ 8,000
Total Area	x 2,304	Indicated Value	= 189,314
Adjusted Cost	= 217,129	Value Per SqFt	82.17

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	181,314		
Lot Value	8,000		
Indicated Value	189,314	82.17	Per SqFt
Agland Value	2,048		
Site Improvements	92,163		
Total Value	283,525	123.06	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Slab Porch - Covered	1422	20x8	2010	160	39.79		6,366
PATC	Patio - Covered	1423	20x10	2010	200	15.74		3,148



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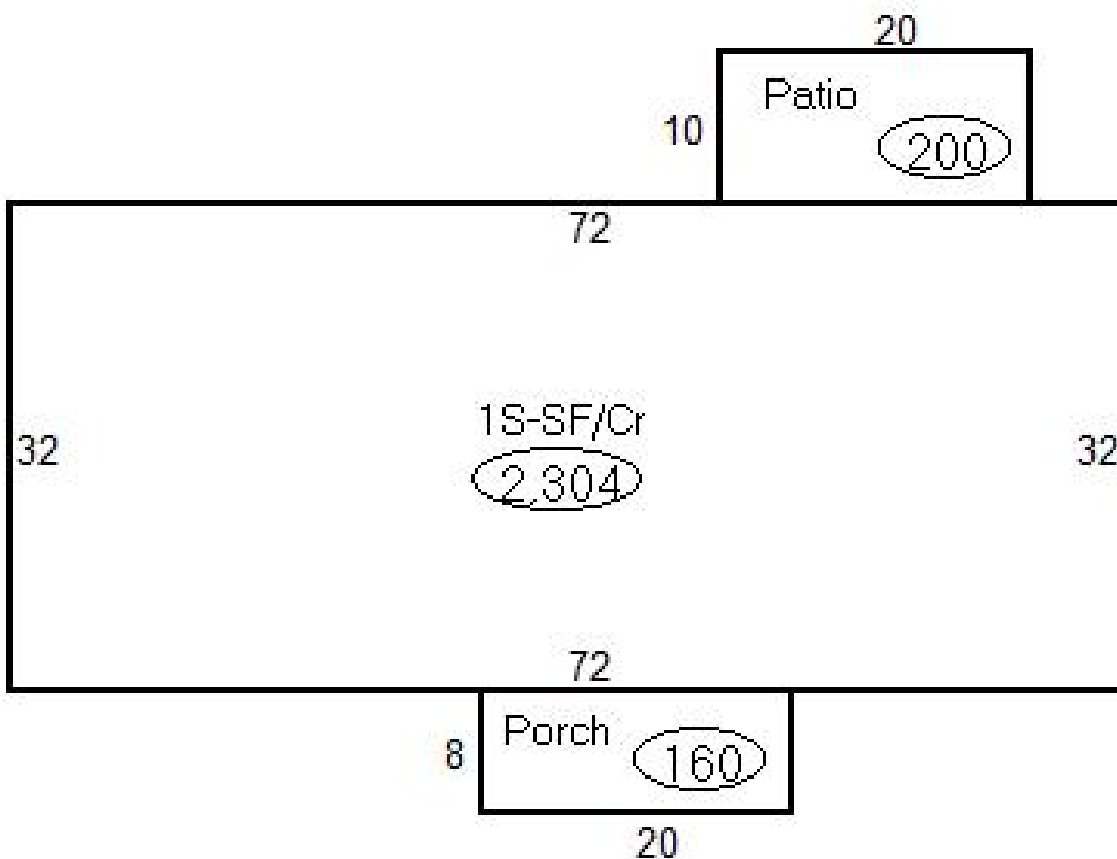
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	160	1.000	160
2	M	PATC		20	Patio	200	1.000	200
3	R	1	Crawl	20	1S-SF/Cr	2,304	1.000	2,304
<b>Total Building Area</b>						2,304		2,304



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	ASC	Awning/Shelter/Carport / UT. BUILDING	20x6x8	Concrete	Formed Metal	120
	Qual 4	Cond 4	Year 2023	Eff Age 2		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (7% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.87 x 120)		584		584	41	543
	EPSW	Enclosed Porch - Solid Wall / BACK OF UT	20x10x6	Concrete	Formed Metal	200
	Qual 3	Cond 3	Year 2023	Eff Age 3		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (58.91 x 200)		11,782		11,782	1,178	10,604
	UTIL	Utility Building / NORTH	40x20x16	Concrete	Formed Metal	800
	Qual 3	Cond 3	Year 2020	Eff Age 6		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (11% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (28.68 x 800)		22,944		22,944	2,524	20,420
	GRDT	Garage - Detached	30x30x8	Concrete	Formed Metal	900
	Qual 3	Cond 3	Year 2010	Eff Age 16		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (33.14 x 900)		29,826		29,826	11,036	18,790
	UTIL	Utility Building	52x32x10	Concrete	Formed Metal	1,664
	Qual 3	Cond 3	Year 2010	Eff Age 16		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (25.61 x 1,664)		42,615		42,615	15,768	26,847
	ASC	Awning/Shelter/Carport / SHIP. CONT.	60x40x12	Concrete	Formed Metal	2,400
	Qual 4	Cond 4	Year 2010	Eff Age 10		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (43% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.87 x 2,400)		11,688		11,688	5,026	6,662
	SHDS	Shed - Small / RED SHIPPING CONT.	40x8x6	Concrete		320
	Qual 4	Cond 4	Year 2010	Eff Age 13		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (47% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (20.91 x 320)		6,691		6,691	3,145	3,546



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small / WHITE SHIPPING CONT.	40x8x6	Concrete		320
	Qual	4	Cond 4	Year 2010	Eff Age 13	
				0		
				0		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (47% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (20.91 x 320)	6,691	6,691	3,145	3,546
	SHDS	Yard Shed - Metal / BEHIND UTIL. SHED	10x8x6	Concrete	Composition Roll	80
	Qual	4	Cond 4	Year 2010	Eff Age 13	
				0		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (47% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (28.42 x 80)	2,274	2,274	1,069	1,205



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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
LD	LOAMY ALLUVIAL LAND	NP	33			.079	106	106	8	8
PD	PRATT LOAMY HUMMOCKY	NP	31			13.469	99	99	1,336	1,336
YA	YAHOLA FINE SANDY	NP	55			4.001	176	176	704	704
<b>NP Totals</b>						17.550			2,048	2,048
<b>Total Agland</b>						17.550			2,048	2,048