



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 300011035 Parcel ID 0000-02-27N-23W-3-004-00 Cadastral ID 0000-27N-23W-02-3-004-00 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 102 - 4R-BUFFALO Name ID 16565 WEDER, DEVIN & KATHERINE AND LINDA DAVIS REV TRUST P O BOX 281 BUFFALO OK 73834-0000 Parcel Location Situs 18945 12 RD E Subdivision Lot/Block / Parcel Size 4 - Acres Sec/Twn/Rng 2 / 27 / 23 / 3 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO																																																																																																	
Legal Description Lat/Long: 36.94741266 -99.81532908 SEC 2-27-23 4 AC TR IN SW BOOK 782 PAGE 821 TRUST BOOK 713 PAGE 477										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																																																																														
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 4 Topography Street Access Utilities Amenities Method Acre Base Lot Value 4.00 x 1,812.50 = 7,250 Factor Value Adjustments Lot Value 7,250		

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Veneer, Stone
Base/Total Area	5,314 / 5,314
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	5,314
Fixture/RghIn	15 /
Bed/F/H Bath	6 / 4.0 /
Basement Area	
Garage Type	776 Attached Garage - Finished
Remodel	
Year/Eff Age	2016 / 8

HOUSE	5/23/2024
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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	86.77	Total Misc Impr	+ 48,716
Roofing Adj	+ 5.40	Garage Cost	+ 37,624
Subfloor Adj	+ -3.52	Total RCN	= 654,141
Heat/Cool Adj	+ 13.89	Depreciation (8%)	- 52,331
Plumbing Adj	+ 4.31	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 601,810
Adj Base Cost	= 106.85	Lot Value	+ 7,250
Total Area	x 5,314	Indicated Value	= 609,060
Adjusted Cost	= 567,801	Value Per SqFt	114.61

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	601,810		
Lot Value	7,250		
Indicated Value	609,060	114.61	Per SqFt
Agland Value			
Site Improvements	31,559		
Total Value	640,619	120.55	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	1275	34x21	2016	714	46.13		32,937
PRCH	Slab Porch - Open	1277	94	2016	94	28.02		2,634
PATC	Patio - Covered	1278	22x19	2016	418	16.07		6,717
PATC	Patio - Covered	1279	20x20	2016	400	16.07		6,428



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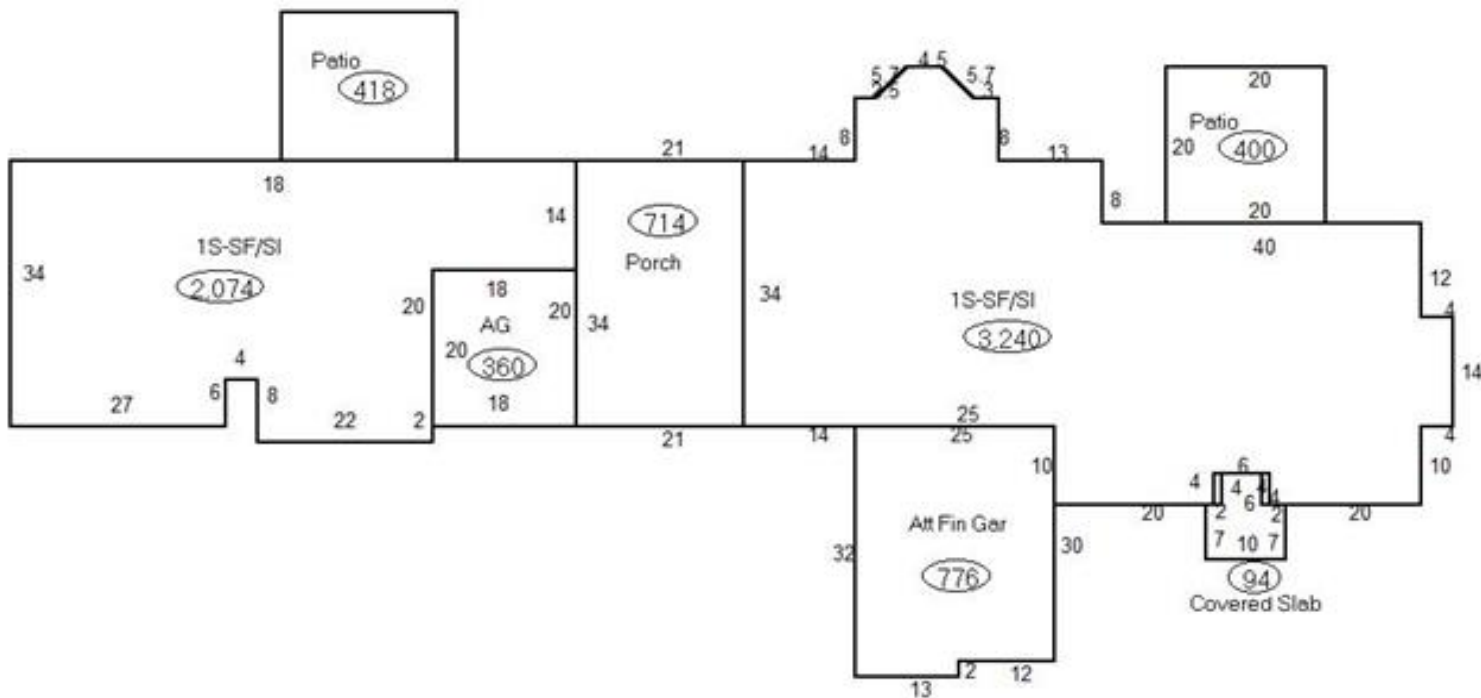
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Sketch Image

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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/Sl	3,240	1.000	3,240
2	G	5		20	Att Fin Gar	776	1.000	776
3	M	RSPC		20	Porch	714	1.000	714
4	R	1	Slab	20	1S-SF/Sl	2,074	1.000	2,074
5	M	PRCH		20	Covered Slab	94	1.000	94
6	M	PATC		20	Patio	418	1.000	418
7	M	PATC		20	Patio	400	1.000	400
8	O	GRAT		20	AG	360	1.000	360
Total Building Area						5,314		5,314



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	Loafing Shed	25x14x8	Dirt	Formed Metal	350
	Qual	3	Cond 3	Year 2024	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (6.06 x 350)		2,121	2,121	212	1,909
	PACN	Paving - Concrete All Around houses	0x0x0	Concrete		4,012
	Qual	4	Cond 4	Year 2018	Eff Age 6	
	Valuation Summary		Modifier Total	RCN	Depr (32% Phys/ % Func)	RCNLD
	Base Cost (4.72 x 4,012)		18,937	18,937	6,060	12,877
	GRAT	Garage - Attached mother-in-law suite	20x18x0		Formed Metal	360
	Qual	5	Cond 5	Year 2018	Eff Age 5	
	Valuation Summary		Modifier Total	RCN	Depr (9% Phys/ % Func)	RCNLD
	Base Cost (51.20 x 360)		18,432	18,432	1,659	16,773