



# 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> 300011483 <b>Parcel ID</b> 0000-31-29N-24W-1-002-00 <b>Cadastral ID</b> 0000-29N-24W-31-1-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 3 <b>Tax Area</b> 102 - 4R-BUFFALO <b>Name ID</b> 25391 DEMUTH, RANDY G. AND REBECCA S. DEMUTH AND TRANNON DEMUTH  17978 E 4 RD ROSSTON OK 73855-  <b>Parcel Location</b> <b>Situs</b> 17978 E 4 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 3.92 - Acres <b>Sec/Twn/Rng</b> 31 / 29 / 24 / 1 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 4-BUFFAL - 4-BUFFALO					<p>0000-31-29N-24W-1-002-00 06/17/25</p> <p>FRONT OF HOUSE 6/17/2025</p>																																																				
<b>Legal Description</b> Lat/Long: 36.61956948 -99.39020626																																																									
3.92 AC IN THE NE4. BOOK 777 PAGE 542 JTWD					<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> </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
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> <b>Non-Ag Acres</b> 3.92 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> WELL/ELEC <b>Amenities</b>  <b>Method</b> Acre <b>Base Lot Value</b> 3.92 x 1,834.18 = 7,190 <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b> 7,190		<p>0000-31-29N-24W-1-002-00 06/17/25</p>
<b>Residential Data</b> <b>Type</b> 1 Single Family Residence <b>Condition</b> 3.2 - Average <b>Quality</b> 3 - Average <b>Architecture</b> TRAD TRADITIONAL <b>Style</b> 100% One Story <b>Exterior Wall</b> 100% Frame, Plywood or Hardboard <b>Base/Total Area</b> 1,328 / 1,328 <b>Style</b> 100% One Story <b>HVAC</b> 100% Warmed & Cooled Air <b>Roof Cover</b> 1 Composition Shingle <b>Area on Slab</b> 0 <b>Fixture/RghIn</b> 5 / <b>Bed/F/H Bath</b> 2 / 1.0 / <b>Basement Area</b> <b>Garage Type</b> <b>Remodel</b> <b>Year/Eff Age</b> 1945 / 78		

FRONT OF HOUSE

6/17/2025

### 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**

### Value Reconciliation

<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	36,131		
<b>Lot Value</b>	7,190		
<b>Indicated Value</b>	43,321	32.62	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	28,631		
<b>Total Value</b>	71,952	54.18	Total Value Per SqFt

Cost Approach		Manual :	
<b>Base Cost</b>	84.26	<b>Total Misc Impr</b>	+ 12,552
<b>Roofing Adj</b>	+ 4.08	<b>Garage Cost</b>	+
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	= 150,544
<b>Heat/Cool Adj</b>	+ 10.77	<b>Depreciation ( 76%)</b>	- 114,413
<b>Plumbing Adj</b>	+ 4.80	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 36,131
<b>Adj Base Cost</b>	= 103.91	<b>Lot Value</b>	+ 7,190
<b>Total Area</b>	x 1,328	<b>Indicated Value</b>	= 43,321
<b>Adjusted Cost</b>	= 137,992	<b>Value Per SqFt</b>	32.62

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	Enclosed Porch - Solid Wall	1985	13x10		130	59.40		7,722
PRCH	Porch	1986	24x9		216	22.36		4,830



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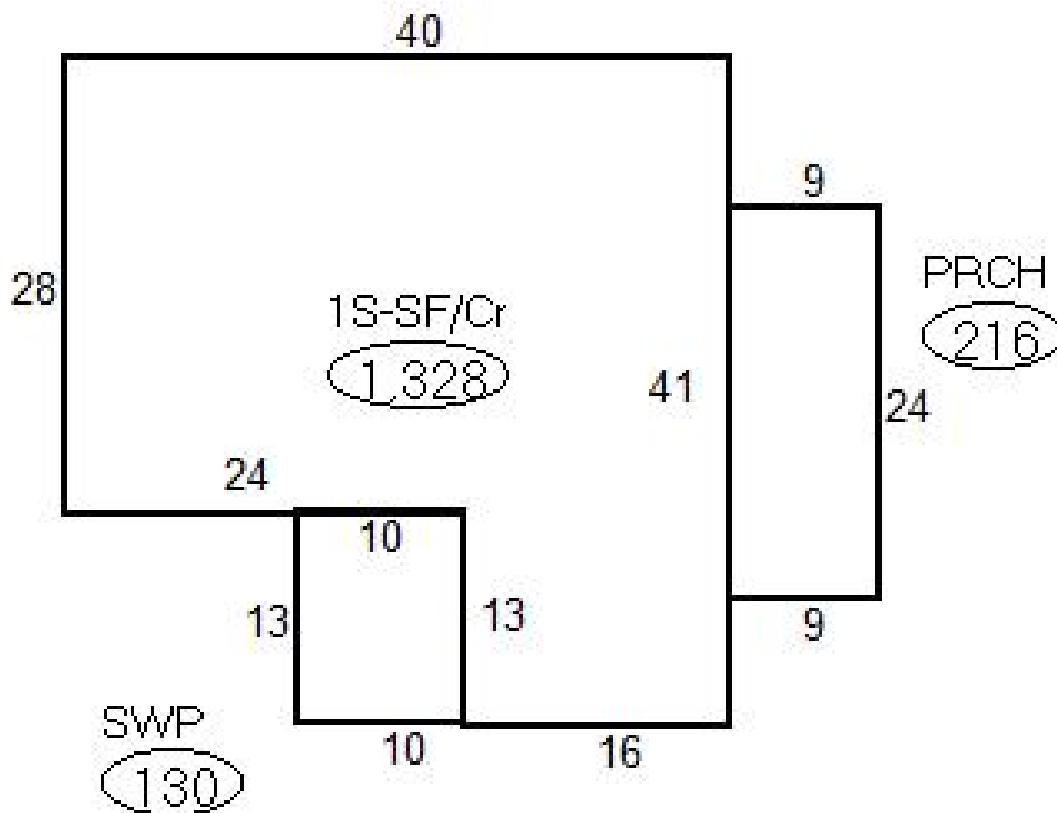
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Sketch Image

300011483



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,328	1.000	1,328
2	M	EPSW		20	SWP	130	1.000	130
3	M	PRCH		20	PRCH	216	1.000	216
<b>Total Building Area</b>						<b>1,328</b>		<b>1,328</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small/CHICKEN COOP	12x10x0		Formed Metal	120	
	Qual	3	Cond 3	Year 2023	Eff Age 3		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (14% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (22.95 x 120)	2,754		2,754	386	2,368
	GBST	Grain Bin 20000 BU	0x0x0			20,000	
	Qual	3	Cond 3	Year 2000	Eff Age 26		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (1.43 x 20,000)	28,600		28,600	20,020	8,580
	SHDS	Shed - Small	32x20x12		Galvanized Metal	640	
	Qual	3	Cond 2	Year 1980	Eff Age 55		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (17.68 x 640)	11,315		11,315	9,052	2,263
	UTIL	Utility Building	66x48x16		Galvanized Metal	3,168	
	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 (21.05 x 3,168)	66,686		66,686	53,349	13,337
	LOAF	Loafing Shed /Bad Shape	45x24x10		Galvanized Metal	1,080	
	Qual	3	Cond 2	Year 1980	Eff Age 55		
	<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 1,080)	6,102		6,102	4,882	1,220
	LNT0	Lean To - Attached	66x12x0		Galvanized Metal	792	
	Qual	3	Cond 2	Year 1980	Eff Age 55		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (5.45 x 792)	4,316		4,316	3,453	863