



# 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> 300011595 <b>Parcel ID</b> 0000-27-26N-23W-4-003-00 <b>Cadastral ID</b> 0000-26N-23W-27-4-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 4 <b>Tax Area</b> 102 - 4R-BUFFALO <b>Name ID</b> 16779 GATES, BRENDEN  18901 E 22 RD LAVERNE OK 73848-0000  <b>Parcel Location</b> <b>Situs</b> 18885 22 RD E <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2.049 - Acres <b>Sec/Twn/Rng</b> 27 / 26 / 23 / 4 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 4-BUFFAL - 4-BUFFALO					<p>0000-27-26N-23W-4-001-00            5/18/2022            ACCT. #1420</p> <p>1 5/31/2022</p>																																																				
<b>Legal Description</b> Lat/Long: 36.97630019 -99.70630789 SEC 27-26-23 TRACT IN THE W2E2SE4 AND W2E2SE .17 AC TRACT																																																									
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Lot Data		Acre - HomeSite and Tracts	
Lot Size			
Lot Count	0		
Units Buildable	0		
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		



1 5/31/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,692 / 2,692
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	2,692
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1936 / 90

### 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

Selected Approach	Cost Approach		
Improvements	54,915		
Lot Value	5,000		
Indicated Value	59,915	22.26	Per SqFt
Agland Value	145		
Site Improvements	14,711		
Total Value	74,771	27.78	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	80.62	Total Misc Impr	+ 11,511
Roofing Adj	+ 4.34	Garage Cost	+ 0
Subfloor Adj	+ -1.66	Total RCN	= 274,573
Heat/Cool Adj	+ 10.77	Depreciation ( 80%)	- 219,658
Plumbing Adj	+ 3.64	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 54,915
Adj Base Cost	= 97.72	Lot Value	+ 5,000
Total Area	x 2,692	Indicated Value	= 59,915
Adjusted Cost	= 263,062	Value Per SqFt	22.26

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1	1	4,783.32		4,783
PRCH	Slab Porch - Covered	8432	19x16		304	22.13		6,728



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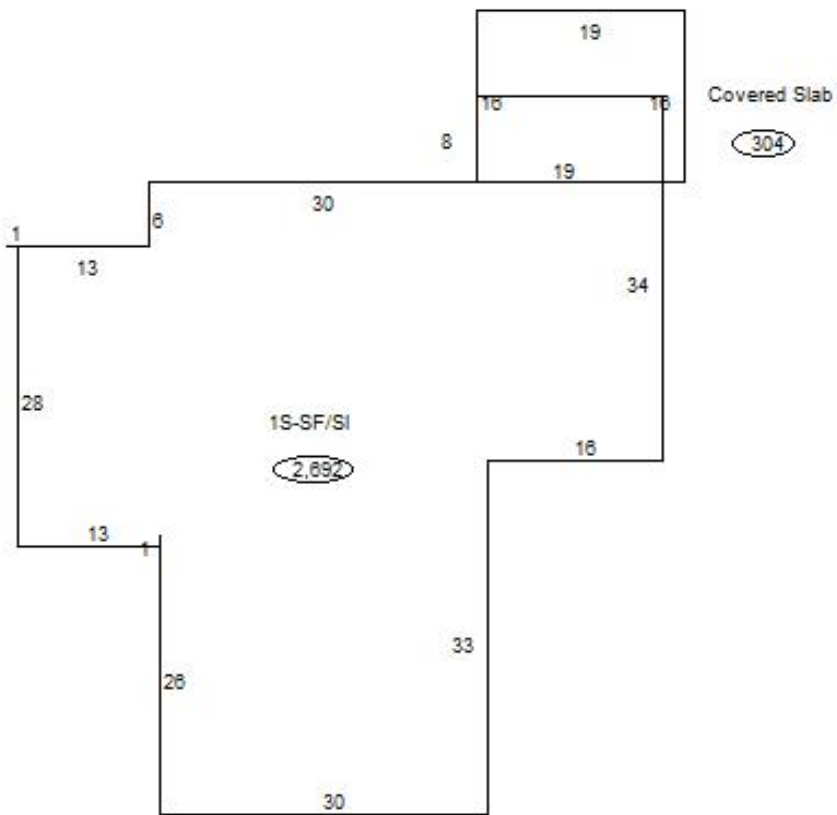
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Sketch Image

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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/SI	2,692	1.000	2,692
2	M	PRCH		20	Covered Slab	304	1.000	304
<b>Total Building Area</b>						2,692		2,692



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Utility Building / MOVED 2023	52x35x16		Formed Metal	1,820	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
				0			
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (69% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (25.35 x 1,820)	46,137		46,137	31,835	14,302
	PACN	Paving - Concrete/ BACK SIDEWALK	48x4x0			192	
	Qual	3	Cond 3	Year 1936	Eff Age 90		
			<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (5.75 x 192)	1,104		1,104	883	221
	PACN	Paving - Concrete / SIDEWALK	15x4x0			60	
	Qual	3	Cond 3	Year 1936	Eff Age 90		
			<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (7.64 x 60)	458		458	366	92
	PACN	Paving - Concrete / BACK SLAB	9x7x0			63	
	Qual	3	Cond 3	Year 1936	Eff Age 90		
			<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (7.60 x 63)	479		479	383	96



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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
PA	PRATT BILLOWY	NP	48			.815	154	154	125	125
WB	WOODWARD 3-8%	NP	33			.087	106	106	9	9
WD	WOODWARD-QUINLAN3-8%	NP	23			.148	74	74	11	11
<b>NP Totals</b>						1.049			145	145
<b>Total Agland</b>						1.049			145	145