




# 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   | 300011641                |                    |             |             |  <p>0000-36-27N-22W-1-002-00_007.JPG 1/26/2023</p> |                       |               |             |        |
| Parcel ID   | 0000-36-27N-22W-1-002-00 |                    |             |             |  |                       |               |             |        |
| Cadastral ID  | 0000-27N-22W-36-1-001-00 |                    |             |             |  |                       |               |             |        |
| Property Type   | REAL - Real Property     |                    |             |             |  |                       |               |             |        |
| Property Class  | RR                       | VI Area            | 1           |             |  |                       |               |             |        |
| Tax Area  | 102 - 4R-BUFFALO         |                    |             |             |  |                       |               |             |        |
| Name ID   | 25436                    |                    |             |             |  |                       |               |             |        |
| COOK, RONDA SUE   |                          |                    |             |             |  |                       |               |             |        |
| 1621 N 197 RD<br>BUFFALO OK 73834-                                      |                          |                    |             |             |  |                       |               |             |        |
| <b>Parcel Location</b>  |                          |                    |             |             |  |                       |               |             |        |
| Situs   | 01621 197 RD N           |                    |             |             |  |                       |               |             |        |
| Subdivision   |                          |                    |             |             |  |                       |               |             |        |
| Lot/Block   | /                        | Parcel Size        | 2.9 - Acres |             |  |                       |               |             |        |
| Sec/Twn/Rng   | 36 / 27 / 22 / 1         |                    |             |             |  |                       |               |             |        |
| Neighborhood  | 1000 - COUNTY            |                    |             |             |  |                       |               |             |        |
| School District   | 4-BUFFAL - 4-BUFFALO     |                    |             |             |  |                       |               |             |        |
| <b>Legal Description</b> Lat/Long: 36.83616273 -99.63338475             |                          |                    |             |             |  |                       |               |             |        |
| SEC 36-27N-22W .32 AC PARCEL IN NE4 LIFE ESTATE BOOK 778<br>PAGE 429 FD |                          |                    |             |             |  |                       |               |             |        |
| <b>Exemptions</b>   |                          |                    |             |             |  |                       |               |             |        |
| Code  | Type                     | Active             | Maximum     | Exemption   | <b>Sale History</b>  |                       |               |             |        |
| H   | Homestead                | Yes                | 1,000       | 1,000       | Bk/Pg  | Grantor               | Date          | Price       | Code   |
|   |                          |                    |             |             | 778/429  | COOK, ROY W. JR. &    | 11/06/2023    |             | 04     |
|   |                          |                    |             |             | 765/275  | BYERS, KENNETH DALE & | 12/30/2021    | 160,000     | 18     |
| <b>Parcel Valuation</b>   |                          |                    |             |             |  |                       |               |             |        |
| Source  | REAL                     | Fair Cash          | Capped      | Asmnt Level | Assessed   | Levy Rate             | 78.740        | Current Tax |        |
| Remove Cap  |                          | Land Value         | 6,493       | 6,493       | 12%  | 779                   | Assessed      | 8,060       | 634.64 |
| Year Frozen   |                          | Improvements       | 60,674      | 60,674      |  | 7,281                 | Penalty       | 0           |        |
| Uncapped Value  | 0                        | Mobile Home        | 0           | 0           |  | 0                     | Exemption     | 1,000       | -79.00 |
| TIF Project ID  | 0                        | Total Value        | 67,167      | 67,167      |  | 8,060                 | Total Taxable | 7,060       | 556.00 |
| <b>Assessment History</b>   |                          |                    |             |             |  |                       |               |             |        |
| Tax Year  | Statement Number         | Billed Owner       | Tax Area    | Total Value | Exemptions   | Taxable Value         | Billed Tax    |             |        |
| 2025  | 2025-300011641           | COOK, RONDA SUE    | 102         | 67,167      | 1000   | 7,060                 | 556.00        |             |        |
| 2024  | 2024-300011641           | COOK, RONDA SUE    | 102         | 70,258      | 1000   | 7,430                 | 605.00        |             |        |
| 2023  | 2023-300011641           | COOK, ROY W. JR. & | 102         | 39,886      | 1000   | 3,786                 | 313.00        |             |        |
| 2022  | 2022-300011641           | COOK, ROY W. JR. & | 102         | 39,886      | 1000   | 3,786                 | 311.00        |             |        |




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| Lot Data  | Acre - HomeSite and Tracts | Primary Image   |
|---|----------------------------|---|
| Lot Size<br>Lot Count<br>Units Buildable<br>Non-Ag Acres 2.99<br>Topography<br>Street Access<br>Utilities<br>Amenities<br><br>Method Acre<br>Base Lot Value 2.99 x 2,171.57 = 6,493<br>Factor Value<br>Adjustments<br>Lot Value 6,493 |                            |  <p>0000-36-27N-22W-1-002-00 01/26/23</p> |

| Residential Data |                                |
|------------------|--------------------------------|
| Type             | 1 Single Family Residence      |
| Condition        | 2 - Fair                       |
| Quality          | 2 - Fair                       |
| Architecture     | TRAD TRADITIONAL               |
| Style            | 100% One Story                 |
| Exterior Wall    | 100% Frame, Siding, Vinyl      |
| Base/Total Area  | 1,600 / 1,600                  |
| Style            | 100% One Story                 |
| HVAC             | 100% Warmed & Cooled Air       |
| Roof Cover       | 1 Composition Shingle          |
| Area on Slab     | 0                              |
| Fixture/RghIn    | 5 /                            |
| Bed/F/H Bath     | 2 / 1.0 /                      |
| Basement Area    |                                |
| Garage Type      | 600 Attached Garage - Finished |
| Remodel          | PARTIAL -                      |
| Year/Eff Age     | 1940 / 76                      |

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### 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      | 33,152        |       |                      |
| Lot Value         | 6,493         |       |                      |
| Indicated Value   | 39,645        | 24.78 | Per SqFt             |
| Agland Value      |               |       |                      |
| Site Improvements | 27,226        |       |                      |
| Total Value       | 66,871        | 41.79 | Total Value Per SqFt |

| Cost Approach |           | Manual :            |           |
|---------------|-----------|---------------------|-----------|
| Base Cost     | 70.23     | Total Misc Impr     | + 11,750  |
| Roofing Adj   | + 3.19    | Garage Cost         | + 14,331  |
| Subfloor Adj  | + 1.86    | Total RCN           | = 165,761 |
| Heat/Cool Adj | + 8.78    | Depreciation ( 80%) | - 132,609 |
| Plumbing Adj  | + 3.25    | Lump Sums           | + 0       |
| Basement Adj  | + 0.00    | RCNLD               | = 33,152  |
| Adj Base Cost | = 87.30   | Lot Value           | + 6,493   |
| Total Area    | x 1,600   | Indicated Value     | = 39,645  |
| Adjusted Cost | = 139,680 | Value Per SqFt      | 24.78     |

### Miscellaneous Improvements

| Code | Description    | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value  |
|------|----------------|-----------|------|------|-------|-----------|------|--------|
| EPSW | ENCLOSED PORCH | 1191      | 32x8 |      | 256   | 45.90     |      | 11,750 |



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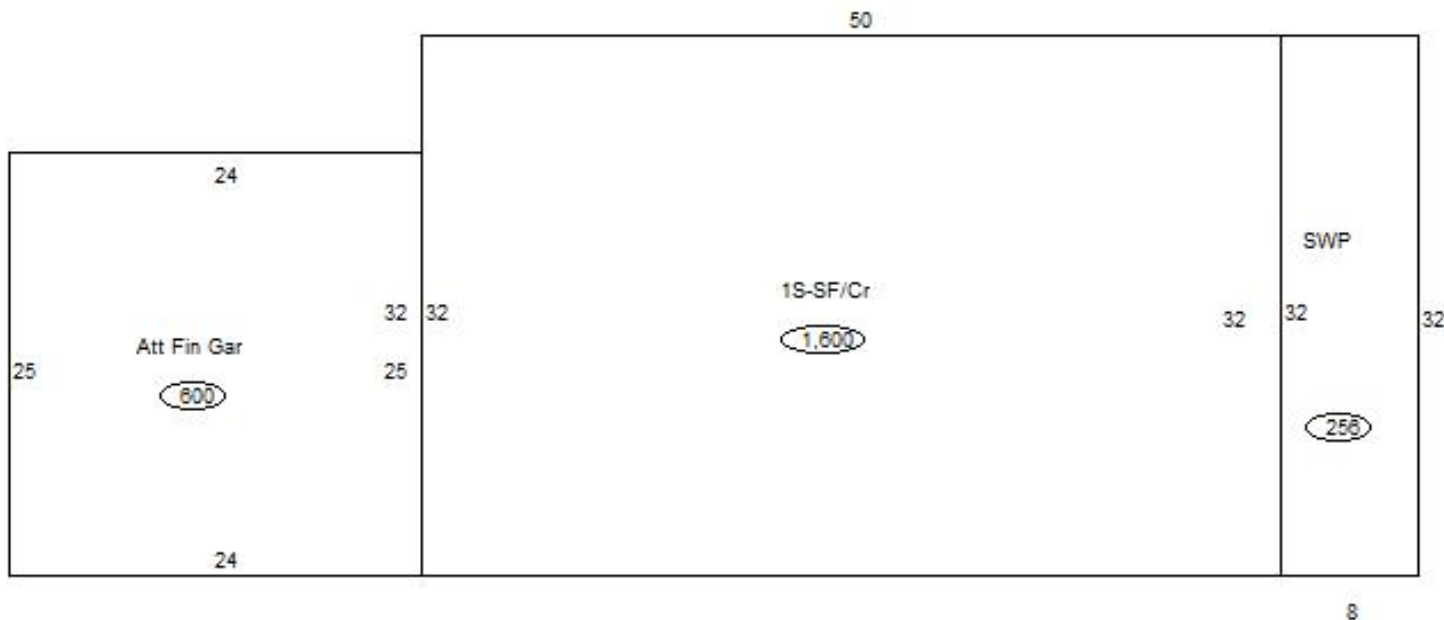
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Sketch Image

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Sketch Vector Information

| Sequence                   | Code | Type | Built Over | Scale | Section Label | Base Area    | Multiplier | Total Area   |
|----------------------------|------|------|------------|-------|---------------|--------------|------------|--------------|
| 1                          | M    | EPSW |            | 13    | SWP           | 256          | 1.000      | 256          |
| 2                          | R    | 1    | Crawl      | 13    | 1S-SF/Cr      | 1,600        | 1.000      | 1,600        |
| 3                          | G    | 5    |            | 13    | Att Fin Gar   | 600          | 1.000      | 600          |
| <b>Total Building Area</b> |      |      |            |       |               | <b>1,600</b> |            | <b>1,600</b> |



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### Outbuildings/Site Improvements

| Building Image | Code                     | Description                | Dimensions            | Floor     | Roofing             | Total Units                    |              |
|----------------|--------------------------|----------------------------|-----------------------|-----------|---------------------|--------------------------------|--------------|
|                | SHDS                     | Shipping/Storage Container | 40x8x8                |           |                     | 320                            |              |
|                | Qual                     | 3                          | Cond 3                | Year 2015 | Eff Age 11          |                                |              |
|                | <b>Valuation Summary</b> |                            | <b>Modifier Total</b> |           | <b>RCN</b>          | <b>Depr (44% Phys/ % Func)</b> | <b>RCNLD</b> |
|                |                          | Base Cost (19.22 x 320)    | 6,150                 |           | 6,150               | 2,706                          | 3,444        |
|                | SHDS                     | Yard Shed - Wood           | 15x10x6               |           | Composition Shingle | 150                            |              |
|                | Qual                     | 3                          | Cond 3                | Year 2006 | Eff Age 20          |                                |              |
|                | <b>Valuation Summary</b> |                            | <b>Modifier Total</b> |           | <b>RCN</b>          | <b>Depr (59% Phys/ % Func)</b> | <b>RCNLD</b> |
|                |                          | Base Cost (21.60 x 150)    | 3,240                 |           | 3,240               | 1,912                          | 1,328        |
|                | SHDS                     | Shipping/Storage Container | 20x8x8                |           |                     | 160                            |              |
|                | Qual                     | 3                          | Cond 3                | Year 2002 | Eff Age 24          |                                |              |
|                | <b>Valuation Summary</b> |                            | <b>Modifier Total</b> |           | <b>RCN</b>          | <b>Depr (66% Phys/ % Func)</b> | <b>RCNLD</b> |
|                |                          | Base Cost (22.53 x 160)    | 3,605                 |           | 3,605               | 2,379                          | 1,226        |
|                | UTIL                     | Utility Building           | 50x50x12              |           | Formed Metal        | 2,500                          |              |
|                | Qual                     | 3                          | Cond 3                | Year 1985 | Eff Age 41          |                                |              |
|                | <b>Valuation Summary</b> |                            | <b>Modifier Total</b> |           | <b>RCN</b>          | <b>Depr (65% Phys/ % Func)</b> | <b>RCNLD</b> |
|                |                          | Base Cost (22.47 x 2,500)  | 56,175                |           | 56,175              | 36,514                         | 19,661       |
|                | GBST                     | Grain Bin - Storage        | 15x15x12              |           | Dirt                | 1,706                          |              |
|                | Qual                     | 3                          | Cond 3                | Year 1985 | Eff Age 41          |                                |              |
|                | <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 1,706)   | 2,764                 |           | 2,764               | 2,211                          | 553          |
|                | GBST                     | Grain Bin - Storage        | 15x15x12              |           | Dirt                | 1,706                          |              |
|                | Qual                     | 3                          | Cond 3                | Year 1985 | Eff Age 41          |                                |              |
|                | <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 1,706)   | 2,764                 |           | 2,764               | 2,211                          | 553          |
|                | GBST                     | Grain Bin - Storage        | 15x15x10              |           | Dirt                | 1,422                          |              |
|                | Qual                     | 3                          | Cond 3                | Year 1985 | Eff Age 41          |                                |              |
|                | <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 1,422)   | 2,303                 |           | 2,303               | 1,842                          | 461          |