




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	300011722													
Parcel ID	0000-23-29N-22W-3-004-00													
Cadastral ID	0000-29N-22W-23-3-001-00													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	2											
Tax Area	102 - 4R-BUFFALO													
Name ID	25034													
EDDINGER, KELSEY														
19567 E 3 RD BUFFALO OK 73834-														
Parcel Location														
Situs	19567 3 RD E													
Subdivision														
Lot/Block	/	Parcel Size	7.671 - Acres											
Sec/Twn/Rng	23 / 29 / 22 / 3													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.60541062 -99.35387349														
23-29N-22W A TRACT IN SE/4 BEGINNING AT SE/C THENCE N885924W A DISTANCE OF 1326.31 FEET AS POB THENCE N885924W A DISTANCE OF 439.15 FEET THENCE N020151W A														
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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					767/233	ERWIN, MICHAEL ALLEN	03/28/2022	157,000	11					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax					
Remove Cap	2023		Land Value	5,795	5,795	12%	Assessed	16,579	1,305.43					
Year Frozen			Improvements	43,070	42,166		Penalty	0						
Uncapped Value	0		Mobile Home	91,099	90,199		Exemption	0	0.00					
TIF Project ID	0		Total Value	139,964	138,160		Total Taxable	16,579	1,305.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300011722	EDDINGER, KELSEY			102	139,964	0	15,789	1,243.00					
2024	2024-300011722	EDDINGER, KELSEY			102	140,797	0	15,038	1,225.00					
2023	2023-300011722	EDDINGER, KELSEY			102	119,349	0	14,321	1,185.00					
2022	2022-300011722	EDDINGER, KELSEY			102	43,287	0	5,195	427.00					



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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable 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		

Residential Data	
Type	6 Mobile Home 70 x 30
Condition	4 - Good
Quality	4 - Good
Architecture	DWMH Multi-wide MH
Style	100% Double Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	2,100 / 2,100
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	14 Metal, Ribbed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2004 / 18

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	53.72	Total Misc Impr	+ 12,388
Roofing Adj	+ 2.91	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 149,098
Heat/Cool Adj	+ 2.46	Depreciation (41%)	- 61,130
Plumbing Adj	+ 6.02	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 87,968
Adj Base Cost	= 65.10	Lot Value	+ 5,000
Total Area	x 2,100	Indicated Value	= 92,968
Adjusted Cost	= 136,710	Value Per SqFt	44.27

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	87,968		
Lot Value	5,000		
Indicated Value	92,968	44.27	Per SqFt
Agland Value	795		
Site Improvements	41,818		
Total Value	135,581	64.56	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	Wood Deck - Covered	8404	15x12	2004	180	43.05		7,749
WODC	Wood Deck - Covered	11153	15x6	2004	90	51.54		4,639



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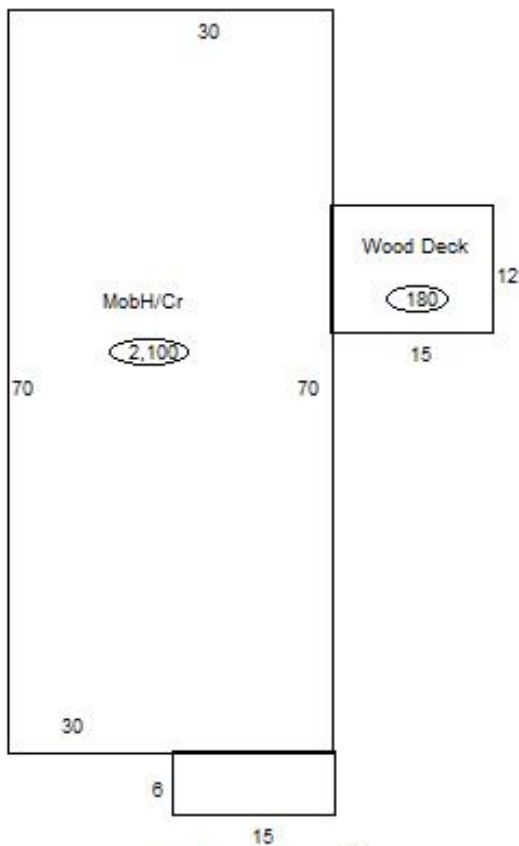
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	WODC		20	Wood Deck	180	1.000	180
2	M	WODC		20	Wood Deck	90	1.000	90
3	R	14	Crawl	20	MobH/Cr	2,100	1.000	2,100
Total Building Area						2,100		2,100



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT Qual 4	Carport -3 Walls Cond 4	30x20x10 Year 2017	Concrete Eff Age 7	Formed Metal	600
Valuation Summary		Modifier Total	RCN	Depr (41% Phys/ % Func)	RCNLD	
Base Cost (11.41 x 600)		6,846		6,846	2,807	4,039
	SHDS Qual 4	Shipping/Storage Container Cond 4	40x8x6 Year 2016	Eff Age 8		320
Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD	
Base Cost (20.91 x 320)		6,691		6,691	2,476	4,215
	SHDS Qual 3	Yard Shed - by ship cont. Cond 3	14x14x8 Year 2010	Base Eff Age 16	Galvanized Metal	196
Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD	
Base Cost (19.57 x 196)		3,836		3,836	1,995	1,841
	PACN Qual 4	Paving - Concrete/ GRAIN BIN PAD/ GB GON Cond 4	40x40x0 Year 2003	Concrete Eff Age 18		1,257
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (5.07 x 1,257)		6,373		6,373	5,098	1,275
	SHDS Qual 4	White Yard Shed / Storm Shelter Cond 4	15x11x6 Year 2000	Base Eff Age 21	Composition Roll	165
Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD	
Base Cost (23.03 x 165)		3,800		3,800	2,318	1,482
	SHDS Qual 4	Shed - Coop TWO Cond 4	15x15x6 Year 2000	Base Eff Age 21	Composition Roll	225
Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD	
Base Cost (21.68 x 225)		4,878		4,878	2,976	1,902
	QUON Qual 4	Quonset - Round Top Cond 4	80x40x20 Year 1970	Dirt Eff Age 45	Galvanized Metal	3,200
Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD	
Base Cost (12.23 x 3,200)		39,136		39,136	27,395	11,741



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building East of Quonset	36x34x12		Formed Metal	1,224
	Qual	4	Cond 4	Year 1970	Eff Age 45	
	Valuation Summary		Modifier Total	RCN	Depr (68% Phys/ % Func)	
Base Cost (30.72 x 1,224)		37,601		37,601	25,569	12,032
	HAYS	HAY SHED	68x20x20	Dirt	Galvanized Metal	1,360
	Qual	4	Cond 4	Year 1970	Eff Age 45	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	
Base Cost (12.10 x 1,360)		16,456		16,456	13,165	3,291



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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
QC	QUINLAN-WDWARD 5-12%	NP	14			1.012	45	45	45	45
SA	ST.PAUL 0-1%	NP	60			1.759	192	192	338	338
WB	WOODWARD 3-8%	NP	33			3.900	106	106	412	412
NP Totals						6.671			795	795
Total Agland						6.671			795	795