



# 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> 300011767 <b>Parcel ID</b> 0000-04-27N-24W-4-002-00 <b>Cadastral ID</b> 0000-27N-24W-04-4-002-00 <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> 25206 LOVE, KARSON DAYNE AND JESSICA SUE LOVE  1353 N 177 RD ROSSTON OK 73855-  <b>Parcel Location</b> <b>Situs</b> 1175 N 182 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 4 - Acres <b>Sec/Twn/Rng</b> 4 / 27 / 24 / 4 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 4-BUFFAL - 4-BUFFALO	<p>HOUSE 11/10/2025</p>																				
<b>Legal Description</b> Lat/Long: 36.71155823 -99.89436792 SEC 4-27N-24W 4 ACRE TRACT IN SE/4 BOOK 772 PAGE 656	<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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<b>Exemptions</b> <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>	Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	<b>Sale History</b> <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>772/656</td> <td>LOVE, J. C.</td> <td>11/28/2022</td> <td>2,000</td> <td>04</td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code	772/656	LOVE, J. C.	11/28/2022	2,000	04
Code	Type	Active	Maximum	Exemption																	
H	Homestead	Yes	1,000	1,000																	
Bk/Pg	Grantor	Date	Price	Code																	
772/656	LOVE, J. C.	11/28/2022	2,000	04																	

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	
Remove Cap		Land Value	5,144	5,144	12%	617	Assessed	50,958	4,012.43
Year Frozen		Improvements	419,510	419,510		50,341	Penalty	0	
Uncapped Value	206,432	Mobile Home	0	0		0	Exemption	1,000	-78.00
TIF Project ID	0	Total Value	424,654	424,654		50,958	Total Taxable	49,958	3,934.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-300011767	LOVE, KARSON DAYNE AND	102	218,222	0	26,186	2,062.00	
2024	2024-300011767	LOVE, KARSON DAYNE AND	102	192	0	23	2.00	
2023	2023-300011767	LOVE, KARSON DAYNE AND	102	192	0	23	2.00	




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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		 <p>0000-04-27N-24W-4-002-00            11/06/2025            ACCT# 11767</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.25 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	3,400 / 3,400
Style	100% One Story
HVAC	80% Warmed & Cooled Air 20% Warmed & Cooler
Roof Cover	2 Composition Roll
Area on Slab	3,400
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	1,000 Built-In Garage
Remodel	
Year/Eff Age	2024 / 2

HOUSE 11/10/2025

### 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

Selected Approach	Cost Approach		
Improvements	412,378		
Lot Value	5,000		
Indicated Value	417,378	122.76	Per SqFt
Agland Value	144		
Site Improvements	7,132		
Total Value	424,654	124.90	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	86.46	Total Misc Impr	+ 10,686
Roofing Adj	+ 2.97	Garage Cost	+ 24,276
Subfloor Adj	+ -2.14	Total RCN	= 420,794
Heat/Cool Adj	+ 23.10	Depreciation ( 2%)	- 8,416
Plumbing Adj	+ 3.09	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 412,378
Adj Base Cost	= 113.48	Lot Value	+ 5,000
Total Area	x 3,400	Indicated Value	= 417,378
Adjusted Cost	= 385,832	Value Per SqFt	122.76

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WDBS	Wood Burning Stove	0		1 2025	1	2,009.96		2,010
RSPC	Raised Slab Porch - Covered	12435	11x4	2025	44	42.29		1,861
PATC	Patio - Covered	12436	25x20	2025	500	13.63		6,815



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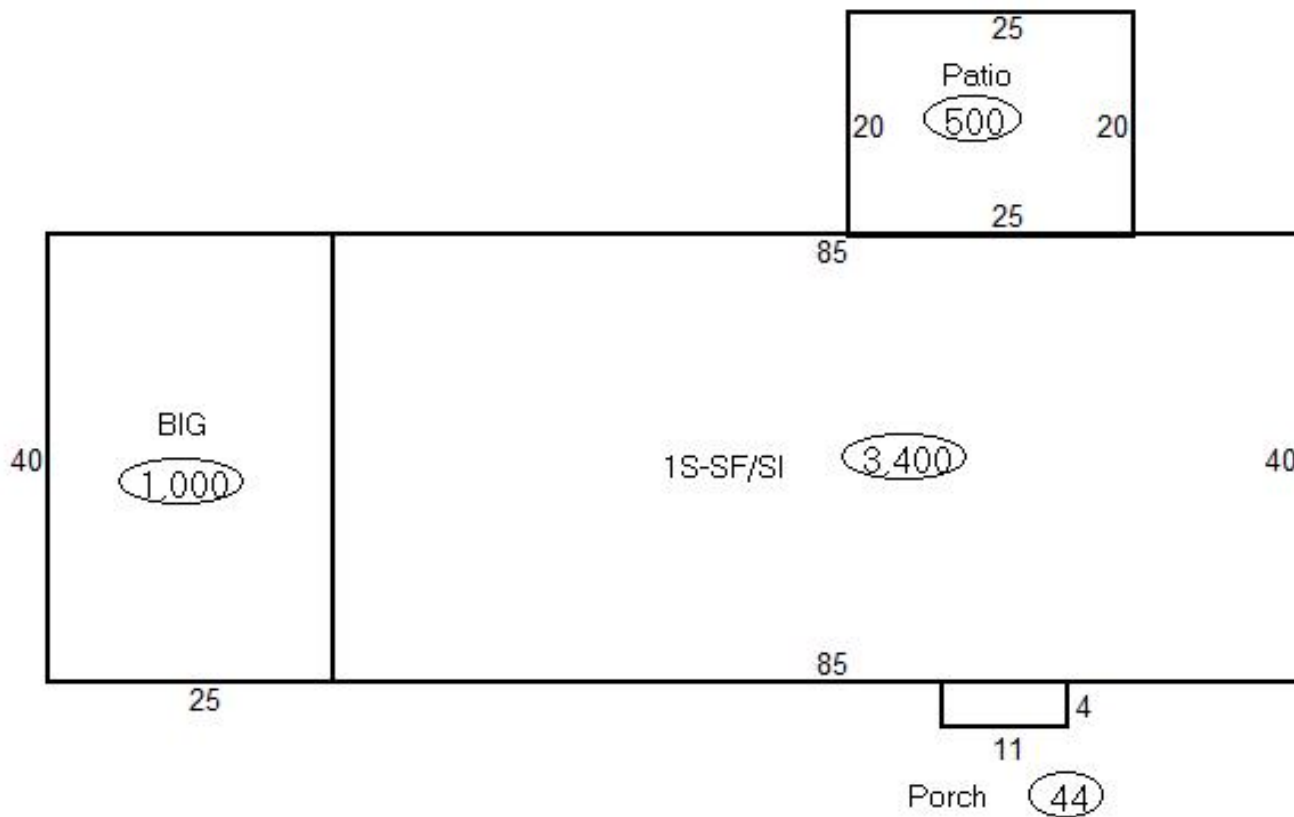
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Sketch Image

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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	3,400	1.000	3,400
2	G	8		20	BIG	1,000	1.000	1,000
3	M	RSPC		20	Porch	44	1.000	44
4	M	PATC		20	Patio	500	1.000	500
<b>Total Building Area</b>						3,400		3,400



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / SIDE DRIVEWAY	20x10x0	Concrete		200
	Qual	3	Cond 3	Year 2025	Eff Age 1	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (5.63 x 200)	1,126		1,126	56	1,070
	PACN	Paving - Concrete / UNDER AC	5x12x0	Concrete		60
	Qual	3	Cond 3	Year 2025	Eff Age 1	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.64 x 60)	458		458	23	435
	PACN	Paving - Concrete/ DRIVEWAY	25x22x0	Concrete		550
	Qual	3	Cond 3	Year 2025	Eff Age 1	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.15 x 550)	2,283		2,283	114	2,169
	PACN	Paving - Concrete / SIDEWALK WEST OF POR	46x3x0	Concrete		138
	Qual	3	Cond 3	Year 2025	Eff Age 1	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (6.52 x 138)	900		900	45	855
	PACN	Paving - Concrete / EAST OF PORCH	16x3x0	Concrete		48
	Qual	3	Cond 3	Year 2025	Eff Age 1	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.82 x 48)	375		375	19	356
	PACN	Paving - Concrete / WEST SIDEWALK	18x3x0	Concrete		54
	Qual	3	Cond 3	Year 2025	Eff Age 1	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.73 x 54)	417		417	21	396
	PACN	Paving - Concrete / SIDEWALK WEST OF PAT	55x3x0	Concrete		165
	Qual	3	Cond 3	Year 2025	Eff Age 1	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (6.14 x 165)	1,013		1,013	51	962



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / SIDEWALK EAST OF PAT	5x3x0	Concrete		15
	Qual	3	Cond 3	Year 2025	Eff Age 1	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (8.15 x 15)	122	122	6	116
	PACN	Paving - Concrete / SIDEWALK EAST OF HOU	40x3x0	Concrete		120
	Qual	3	Cond 3	Year 2025	Eff Age 1	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (6.78 x 120)	814	814	41	773



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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
MG	MANSKER-POTTER 5-20%	NP	15			3.000	48	48	144	144
<b>NP Totals</b>						3.000			144	144
<b>Total Agland</b>						3.000			144	144