




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 300011843 Parcel ID 0000-31-27N-21W-3-002-00 Cadastral ID 0000-27N-21W-31-3-001-00 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 102 - 4R-BUFFALO Name ID 25782 PATTON, HENRY CLAY JR. & MINA PATTON REV. TRUST 1648 N 197 RD BUFFALO OK 73834- Parcel Location Situs 3127N21W31 Subdivision Lot/Block / Parcel Size 79.77 - Acres Sec/Twn/Rng 31 / 27 / 21 / 3 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO	 <p>HOUSE 5/2/2023</p>																				
Legal Description Lat/Long: 36.69981690 -99.90001091 SEC 31-27N-21W TRACT IN SW/4 CONT 79.77 ACRES BOOK 790 PAGE 347	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															
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Exemptions <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	Sale History <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>790/347</td> <td>PATTON, HENRY C. &</td> <td>06/04/2025</td> <td> </td> <td>04</td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code	790/347	PATTON, HENRY C. &	06/04/2025		04
Code	Type	Active	Maximum	Exemption																	
H	Homestead	Yes	1,000	1,000																	
Bk/Pg	Grantor	Date	Price	Code																	
790/347	PATTON, HENRY C. &	06/04/2025		04																	

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	
Remove Cap		Land Value	17,647	17,647	12%	2,118	Assessed	30,154	2,374.33
Year Frozen		Improvements	241,006	233,631		28,036	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-78.00
TIF Project ID	0	Total Value	258,653	251,278		30,154	Total Taxable	29,154	2,296.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300011843	PATTON, HENRY CLAY JR. & MINA PATTON	102	258,653	1000	28,276	2,226.00		
2024	2024-300011843	PATTON, HENRY C. JR. &	102	275,325	1000	27,423	2,233.00		
2023	2023-300011843	PATTON, HENRY C. JR. &	102	229,957	1000	26,596	2,200.00		




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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>0000-31-27N-21W-3-001-00 04/21/23</p>

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	2,302 / 2,302
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,302
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2015 / 11

HOUSE 5/2/2023

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	

Cost Approach		Manual :	
Base Cost	83.10	Total Misc Impr	+ 14,253
Roofing Adj	+ 3.63	Garage Cost	+ 0
Subfloor Adj	+ -1.79	Total RCN	= 244,384
Heat/Cool Adj	+ 10.77	Depreciation (11%)	- 26,882
Plumbing Adj	+ 4.26	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 217,502
Adj Base Cost	= 99.97	Lot Value	+ 5,000
Total Area	x 2,302	Indicated Value	= 222,502
Adjusted Cost	= 230,131	Value Per SqFt	96.66

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	217,502		
Lot Value	5,000		
Indicated Value	222,502	96.66	Per SqFt
Agland Value	12,647		
Site Improvements	20,439		
Total Value	255,588	111.03	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1 2015	1	4,783.32		4,783
EPSW	Enclosed Porch - Solid Wall	1069	16x10	2015	160	59.19		9,470



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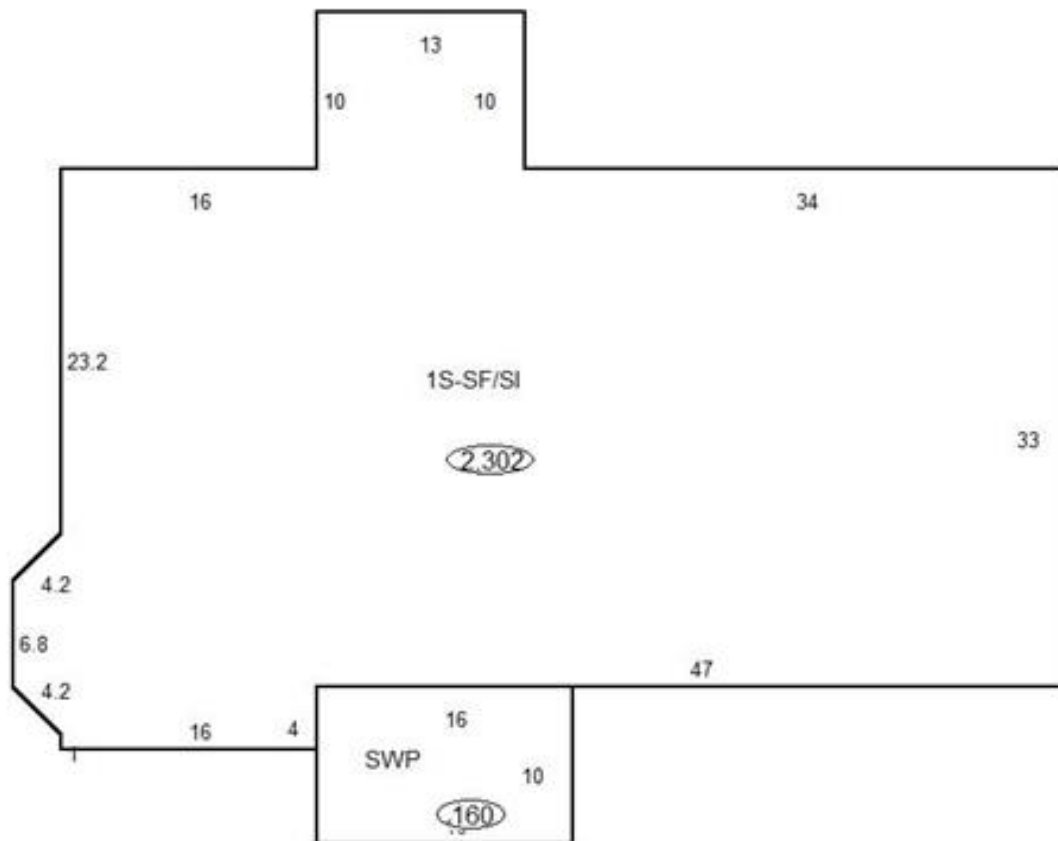
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	2,302	1.000	2,302
2	M	EPSW		10	SWP	160	1.000	160
Total Building Area						2,302		2,302



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GZBO	Gazebo	10x8x8		Formed Metal	80
	Qual	3	Cond 3	Year 2023	Eff Age 3	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
Base Cost (29.61 x 80)		2,369		2,369	355	2,014
	SHDS	Yard Shed - Wood 10F3 SOUTH	10x10x8		Formed Metal	100
	Qual	3	Cond 3	Year 2020	Eff Age 6	
	Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD
Base Cost (23.83 x 100)		2,383		2,383	667	1,716
	PACN	Paving - Concrete Front Patio 2023 added	0x0x0			2,600
	Qual	3	Cond 3	Year 2017	Eff Age 9	
	Valuation Summary		Modifier Total	RCN	Depr (51% Phys/ % Func)	RCNLD
Base Cost (3.83 x 2,600)		9,958		9,958	5,079	4,879
	SHDS	Shipping/Storage Container	20x8x8			160
	Qual	3	Cond 3	Year 2017	Eff Age 9	
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
Base Cost (21.40 x 160)		3,424		3,424	1,370	2,054
	ASC	Awning/Shelter/Carport	20x10x8		Galvanized Metal	200
	Qual	3	Cond 3	Year 2017	Eff Age 7	
	Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD
Base Cost (3.88 x 200)		776		776	217	559
	SHDS	Yard Shed - Wood MIDDLE SHED	20x10x8		Formed Metal	200
	Qual	3	Cond 3	Year 2017	Eff Age 9	
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
Base Cost (20.62 x 200)		4,124		4,124	1,650	2,474
	CKCP	Chicken Coop	8x8x6		Formed Metal	64
	Qual	3	Cond 3	Year 2017	Eff Age 9	
	Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD
Base Cost (5.33 x 64)		341		341	153	188



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPDT	Carport - Detached	25x25x10		Formed Metal	625	
	Qual	3	Cond 3	Year 2016	Eff Age 10		
		Valuation Summary		Modifier Total	RCN	Depr (47% Phys/ % Func)	RCNLD
		Base Cost (9.19 x 625)	5,744		5,744	2,700	3,044
	SHDS	Yard Shed - N OF CARPORT	32x12x8		Formed Metal	384	
	Qual	3	Cond 3	Year 2012	Eff Age 14		
		Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
		Base Cost (17.93 x 384)	6,885		6,885	3,374	3,511



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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
CB	CAREY SILT 3-5%	CR	41			.317	209	209	66	66
QA	QUINLAN LOAM	NP	11			31.087	35	35	1,094	1,094
QA	QUINLAN LOAM	CR	11			1.205	56	56	67	67
SA	ST.PAUL 0-1%	NP	60			18.443	192	192	3,541	3,541
SA	ST.PAUL 0-1%	CR	60			24.349	305	305	7,436	7,436
WA	WOODWARD 1-3%	NP	43			.302	138	138	42	42
WA	WOODWARD 1-3%	CR	43			.558	219	219	122	122
WB	WOODWARD 3-8%	CR	33			.220	168	168	37	37
WB	WOODWARD 3-8%	NP	33			2.289	106	106	242	242
NP Totals						78.770			12,647	12,647
Total Agland						78.770			12,647	12,647