



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:36:12  
Page 1

Assessment Data					Primary Image									
Account	300011867													
Parcel ID	0000-01-27N-23W-3-020-00													
Cadastral ID	0000-27N-23W-01-3-019-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	3											
Tax Area	102 - 4R-BUFFALO													
Name ID	14882													
BROWN, LINDA M.														
P O BOX 326 BUFFALO OK 73834-0000														
Parcel Location														
Situs	00305 W BRULE ST													
Subdivision														
Lot/Block	/	Parcel Size	.92 - Acres											
Sec/Twn/Rng	1 / 27 / 23 / 3													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
HOUSE 6/17/2025														
Legal Description Lat/Long: 36.72464779 -99.89018045														
SEC 1-27N-23W TRACT: .9197 ACRE IN SE/4SW/4 BOOK 782 PAGE 209 WD BOOK 690 PAGE 602 ORDINANCE: House Area Only-not West Shed														
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 colspan="5"> </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					
H	Homestead	Yes	1,000	1,000										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	8,038	8,038	12%	965	Assessed	29,601	2,330.78					
Year Frozen		Improvements	238,634	238,634		28,636	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-79.00					
TIF Project ID	0	Total Value	246,672	246,672		29,601	Total Taxable	28,601	2,252.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300011867	BROWN, LINDA M.	102	246,672	1000	28,539	2,247.00							
2024	2024-300011867	BROWN, LINDA M.	102	238,984	1000	27,679	2,254.00							




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:36:12  
 Page 2

Lot Data	Square-Foot - Rural Res Square-Foot	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities  Method Square-Foot Base Lot Value 40,191.00 x .20 = 8,038 Factor Value Adjustments Lot Value 8,038		

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3.25 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,272 / 3,272
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	988 Built-In Garage
Remodel	
Year/Eff Age	1980 / 37

HOUSE 6/17/2025

### 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	196,873		
Lot Value	8,038		
Indicated Value	204,911	62.63	Per SqFt
Agland Value			
Site Improvements	38,657		
Total Value	243,568	74.44	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	80.50	Total Misc Impr	+ 3,812
Roofing Adj	+ 3.68	Garage Cost	+ 23,984
Subfloor Adj	+ 0.00	Total RCN	= 351,560
Heat/Cool Adj	+ 11.55	Depreciation ( 44%)	- 154,687
Plumbing Adj	+ 3.21	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 196,873
Adj Base Cost	= 98.95	Lot Value	+ 8,038
Total Area	x 3,272	Indicated Value	= 204,911
Adjusted Cost	= 323,764	Value Per SqFt	62.63

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Patio - Open	11395	22x20	1985	440	7.79		3,428
PRCH	Porch	11401	4x4	1980	16	24.00		384



Harper

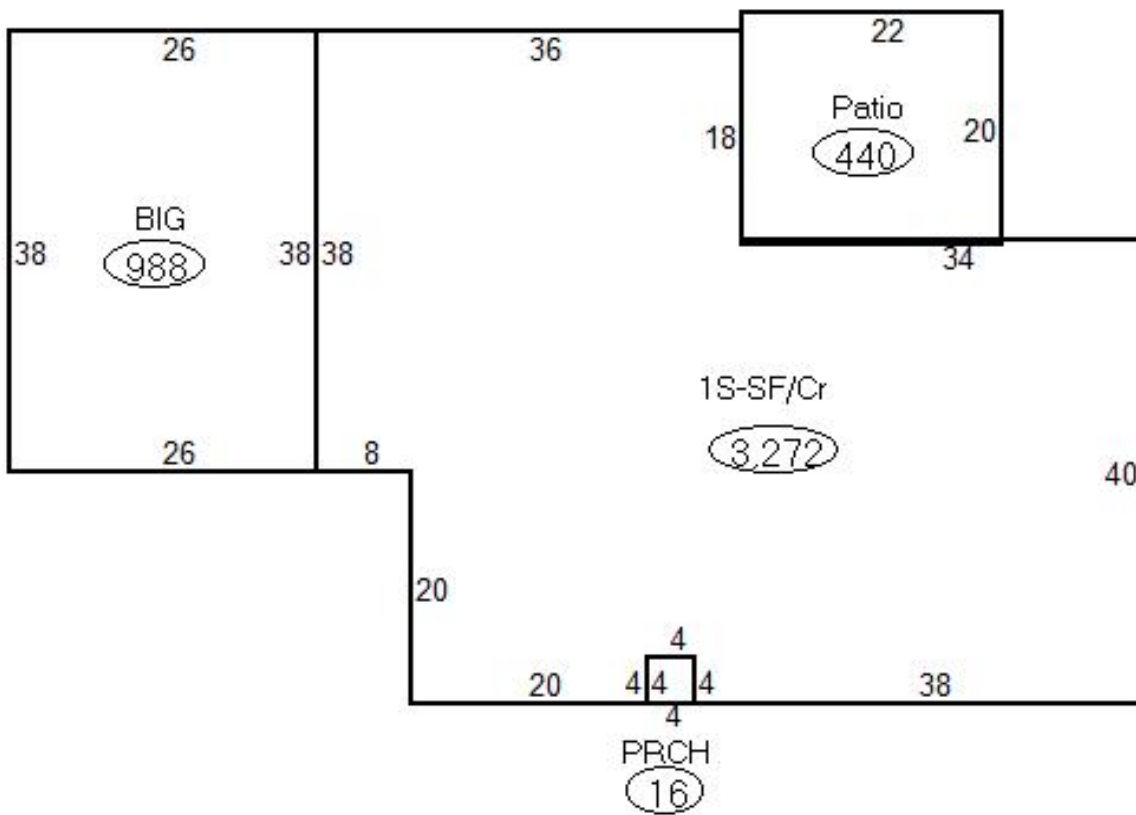
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:36:12  
Page 3

Sketch Image

300011867



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	3,272	1.000	3,272
2	G	8		20	BIG	988	1.000	988
3	M	PATO		20	Patio	440	1.000	440
4	M	PRCH		20	PRCH	16	1.000	16
<b>Total Building Area</b>						<b>3,272</b>		<b>3,272</b>



# Harper




## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:36:12  
 Page 4

300011867

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	60x40x14	Concrete	Formed Metal	2,400
	Qual	3.25	Cond 3	Year 2010	Eff Age 16	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>	
	Base Cost (24.03 x 2,400)		57,672	57,672	21,339	36,333
	PACN	Paving - Concrete Drive	80x25x0	Concrete		2,000
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	
	Base Cost (3.92 x 2,000)		7,840	7,840	6,272	1,568
	SHDS	Shed - Small	20x12x6	Dirt	Composition Roll	240
	Qual	3	Cond 3	Year 1990	Eff Age 36	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	
	Base Cost (15.76 x 240)		3,782	3,782	3,026	756