



# 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	300003070																		
Parcel ID	0000-05-28N-21W-1-002-00																		
Cadastral ID	0000-28N-21W-05-1-002-00																		
Property Type	REAL - Real Property																		
Property Class	RA	VI Area 2																	
Tax Area	102 - 4R-BUFFALO																		
Name ID	13673																		
HOWARD, PHYLLIS A. REV. TRUST																			
19908 EW 5 RD																			
BUFFALO OK 73834-0000																			
Parcel Location					HOUSE 6/12/2024														
Situs	528N21W12																		
Subdivision																			
Lot/Block	/	Parcel Size 85 - Acres																	
Sec/Twn/Rng	5 / 28 / 21 / 1																		
Neighborhood	1000 - COUNTY																		
School District	4-BUFFAL - 4-BUFFALO																		
Legal Description					Building Permits														
Lat/Long: 36.94745806 -99.56035543					<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															
SEC.5-28-21 LOTS 2-3 BOOK 759 PAGE88 PHYLLIS A HOWARD REV TRUST,																			
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	21,911	21,091	12%	2,531	Assessed	7,505	590.94										
Year Frozen		Improvements	47,760	41,444		4,974	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-79.00										
TIF Project ID	0	Total Value	69,671	62,535		7,505	Total Taxable	6,505	512.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-300003070	HOWARD, PHYLLIS A. REV. TRUST			102	69,671	1000	6,286	495.00										
2024	2024-300003070	HOWARD, PHYLLIS A. REV. TRUST			102	68,734	1000	6,074	495.00										
2023	2023-300003070	HOWARD, PHYLLIS A. REV. TRUST			102	63,743	1000	5,868	485.00										
2022	2022-300003070	HOWARD, PHYLLIS A. (TRUST)			102	61,846	1000	5,667	466.00										
2021	2021-300003070	HOWARD, PHYLLIS A. (TRUST)			102	62,700	1000	5,473	452.00										
2020	2020-300003070	HOWARD, PHYLLIS A. (TRUST)			102	62,700	1000	5,285	435.00										
2019	2019-0003070	HOWARD, PHYLLIS A. (TRUST)			102	62,700		5,102	423.00										
2018	2018-0003070	HOWARD, PHYLLIS A. (TRUST)			102	62,700		4,924	408.00										
2017	2017-0003070	HOWARD, PHYLLIS A. (TRUST)			102	60,074		4,751	395.00										
2016	2016-0003070	HOWARD, PHYLLIS A. (TRUST)			102	60,074		4,584	390.00										
2015	2015-0003070	HOWARD, PHYLLIS A. (TRUST)			102	58,660		4,422	351.00										
2014	2014-0003070	HOWARD, PHYLLIS A. (TRUST)			102	56,345		4,264	342.00										
2013	2013-0003070	HOWARD, PHYLLIS A. (TRUST)			102	56,345		4,110	327.00										



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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	1 Single Family Residence
Condition	2.4 - Fair
Quality	2.4 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,056 / 1,584
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1935 / 102

HOUSE	6/12/2024
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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	68.54	Total Misc Impr	+ 10,161
Roofing Adj	+ 3.03	Garage Cost	+ 10,963
Subfloor Adj	+ 0.82	Total RCN	= 156,604
Heat/Cool Adj	+ 9.57	Depreciation ( 80%)	- 125,283
Plumbing Adj	+ 3.57	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 31,321
Adj Base Cost	= 85.53	Lot Value	+ 5,000
Total Area	x 1,584	Indicated Value	= 36,321
Adjusted Cost	= 135,480	Value Per SqFt	22.93

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	31,321		
Lot Value	5,000		
Indicated Value	36,321	22.93	Per SqFt
Agland Value	16,911		
Site Improvements	16,673		
Total Value	69,905	44.13	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	Enclosed Porch - Solid Wall	1585	24x7		168	51.75		8,694
PATO	Slab Porch - Open	1587	34x5		170	8.63		1,467



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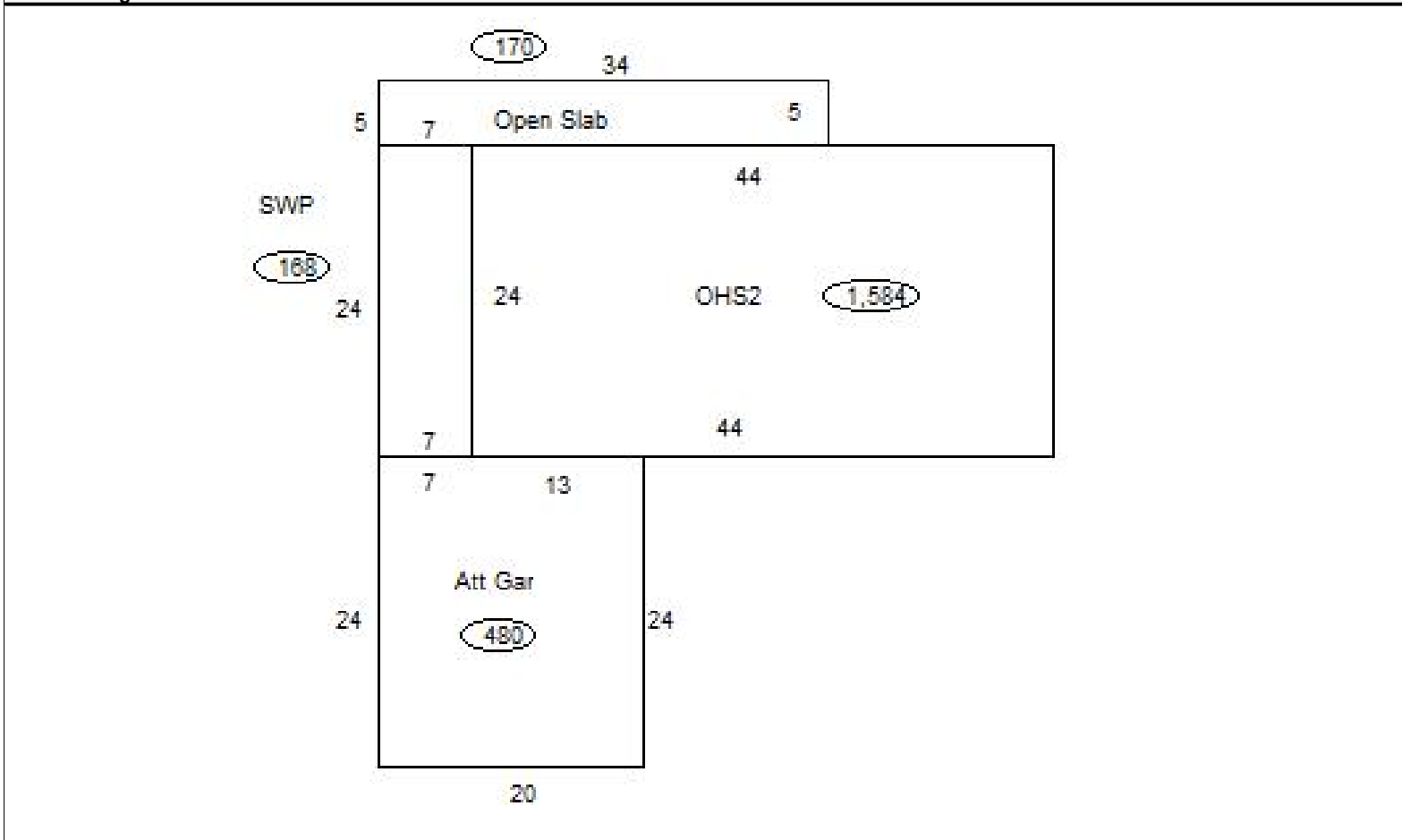
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	20	OHS2	1,056	1.500	1,584
2	M	EPSW		20	SWP	168	1.000	168
3	G	1		20	Att Gar	480	1.000	480
4	M	PATO		20	Open Slab	170	1.000	170
<b>Total Building Area</b>						<b>1,056</b>		<b>1,584</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Wood	15x10x8	Concrete	Composition Shingle	150
	Qual	3	Cond 3	Year 1985	Eff Age 41	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (21.60 x 150)	3,240		3,240	2,592	648
	HAYS	Hay Shed Open Sides	30x30x10	Dirt	Galvanized Metal	900
	Qual	1	Cond 1	Year 1955	Eff Age 99	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (5.33 x 900)	4,797		4,797	3,838	959
	UTIL	Utility Building	50x30x12		Galvanized Metal	1,500
	Qual	1	Cond 1	Year 1955	Eff Age 99	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (21.64 x 1,500)	32,460		32,460	25,968	6,492
	GBST	Grain Bin 1000 BU GR BN	20x20x4			1,009
	Qual	1	Cond 1	Year 1955	Eff Age 99	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (1.28 x 1,009)	1,291		1,291	1,033	258
	GBST	Grain Bin 200 BU HOPPER BOTTOM	10x10x4			254
	Qual	1	Cond 1	Year 1955	Eff Age 99	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (1.28 x 254)	325		325	260	65
	SHDS	WHITE SHED	26x18x8	Concrete	Galvanized Metal	468
	Qual	3	Cond 3	Year 1955	Eff Age 71	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (18.20 x 468)	8,518		8,518	6,814	1,704
	SHDS	Yard Shed - Metal	20x10x8		Formed Metal	200
	Qual	3	Cond 3	Year 1955	Eff Age 71	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (21.47 x 200)	4,294		4,294	3,435	859



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STSL	Storage Tank	7x7x7			2,562
	Qual	3	Cond 3	Year 1955	Eff Age 71	
	<b>Valuation Summary</b> Base Cost (2.93 x 2,562) 7,507		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
				7,507	6,006	1,501
	SHDS	Shed - Small	22x22x8		Dirt Composition Shingle	484
	Qual	1	Cond 1	Year 1950	Eff Age 106	
	<b>Valuation Summary</b> Base Cost (7.43 x 484) 3,596		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ 0% Func)</b>	<b>RCNLD</b>
				3,596	2,877	719
	EQSL	Equipment Shelter	55x28x14		Dirt Galvanized Metal	1,540
	Qual	1	Cond 1	Year 1935	Eff Age 127	
	<b>Valuation Summary</b> Base Cost (11.26 x 1,540) 17,340		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ 0% Func)</b>	<b>RCNLD</b>
				17,340	13,872	3,468



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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
LD	LOAMY ALLUVIAL LAND	CR	33			.099	168	168	17	17
QC	QUINLAN-WDWARD 5-12%	CR	14			.012	71	71	1	1
SB	ST.PAUL 1-3%	CR	52			32.339	265	265	8,560	8,560
WB	WOODWARD 3-8%	NP	33			3.863	106	106	408	408
WB	WOODWARD 3-8%	CR	33			26.069	168	168	4,379	4,379
WD	WOODWARD-QUINLAN3-8%	CR	23			15.389	117	117	1,802	1,802
YA	YAHOLA FINE SANDY	CR	55			6.229	280	280	1,744	1,744
<b>CR Totals</b>						<b>84.000</b>			<b>16,911</b>	<b>16,911</b>
<b>Total Agland</b>						<b>84.000</b>			<b>16,911</b>	<b>16,911</b>