



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
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Assessment Data					Primary Image									
Account	300003087													
Parcel ID	0000-08-28N-21W-1-002-00													
Cadastral ID	0000-28N-21W-08-1-002-00													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	2											
Tax Area	102 - 4R-BUFFALO													
Name ID	13680													
CHASE, PAUL & BOBBY CHASE														
641 N 199 RD BUFFALO OK 73834-0000														
Parcel Location														
Situs	00641 199 RD N													
Subdivision														
Lot/Block	/	Parcel Size	1.98 - Acres											
Sec/Twn/Rng	8 / 28 / 21 / 1													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.89232506 -99.55514827														
Building Permits														
SEC.8-28-21 TRACT IN SE4NE4														
<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					
H	Homestead	Yes	1,000	1,000	605/30	MILLSAP, DEAN & LANICA	07/25/2005	66,000	Q					
					497/205	WYSCAVER, RON SHERIFF	07/08/1994	18,500	U					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap	2020	Land Value	5,735	5,735	12%	688	Assessed	11,975	942.91					
Year Frozen		Improvements	108,450	94,062		11,287	Penalty	0						
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	1,000	-79.00					
TIF Project ID	0	Total Value	114,185	99,797	11,975	Total Taxable	10,975	864.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300003087	CHASE, PAUL &	102	114,185	1000	10,627	837.00							
2024	2024-300003087	CHASE, PAUL &	102	115,994	1000	10,288	838.00							
2023	2023-300003087	CHASE, PAUL &	102	106,117	1000	9,959	824.00							
2022	2022-300003087	CHASE, PAUL &	102	88,670	1000	9,640	793.00							
2021	2021-300003087	CHASE, PAUL &	102	89,453	1000	9,734	804.00							
2020	2020-300003087	CHASE, PAUL &	102	89,453	1000	9,734	801.00							
2019	2019-0003087	CHASE, PAUL &	102	88,337		9,433	782.00							
2018	2018-0003087	CHASE, PAUL &	102	89,858		9,129	757.00							
2017	2017-0003087	CHASE, PAUL &	102	86,581		8,834	734.00							
2016	2016-0003087	CHASE, PAUL &	102	87,985		8,547	727.00							
2015	2015-0003087	CHASE, PAUL &	102	85,881		8,270	656.00							
2014	2014-0003087	CHASE, PAUL &	102	82,578		8,000	641.00							
2013	2013-0003087	CHASE, PAUL &	102	85,084		7,737	616.00							




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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1.98 Topography Street Access Utilities Amenities Method Acre Base Lot Value 1.98 x 2,896.46 = 5,735 Factor Value Adjustments Lot Value 5,735		 <p>0000-08-28N-21W-1-002-00 06/05/24</p>

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	2,648 / 2,648
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,648
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1982 / 49

HOUSE 6/12/2024

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	97,508		
Lot Value	5,735		
Indicated Value	103,243	38.99	Per SqFt
Agland Value			
Site Improvements	8,920		
Total Value	112,163	42.36	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	67.93	Total Misc Impr	+ 659
Roofing Adj	+ 3.20	Garage Cost	+ 659
Subfloor Adj	+ -0.82	Total RCN	= 221,608
Heat/Cool Adj	+ 9.78	Depreciation (56%)	- 124,100
Plumbing Adj	+ 3.36	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 97,508
Adj Base Cost	= 83.44	Lot Value	+ 5,735
Total Area	x 2,648	Indicated Value	= 103,243
Adjusted Cost	= 220,949	Value Per SqFt	38.99

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	1593	8x4		32	20.59		659



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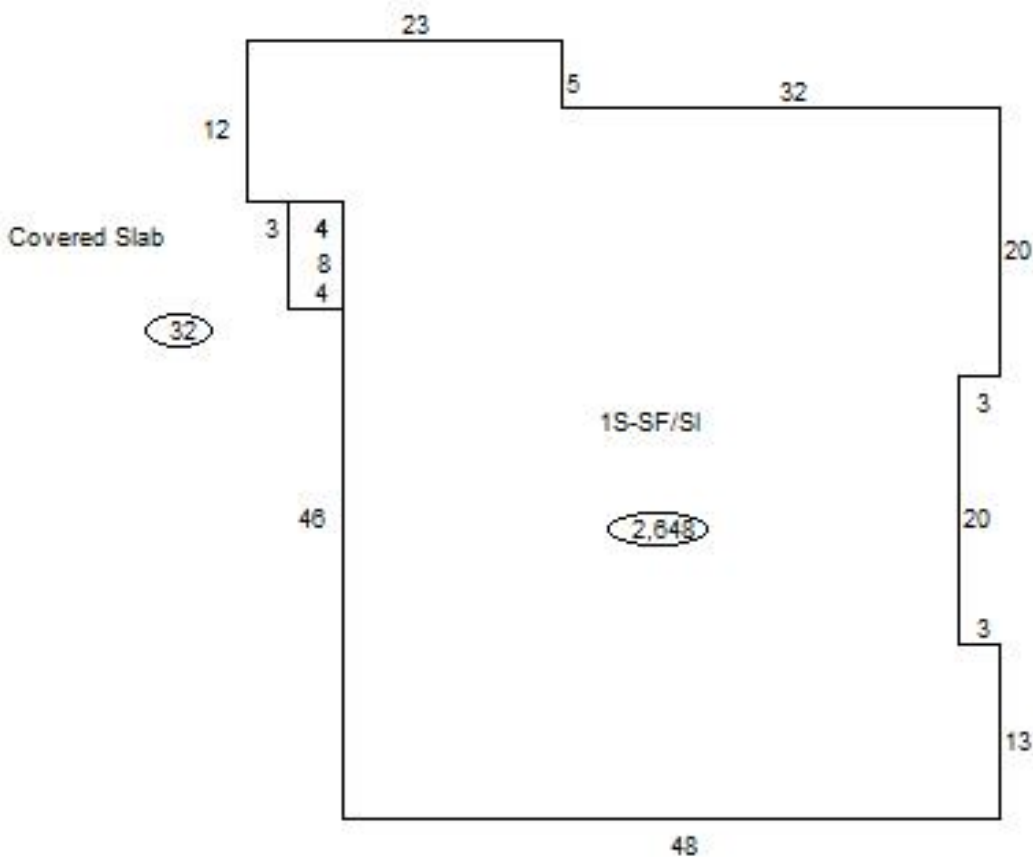
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	Covered Slab	32	1.000	32
2	R	1	Slab	20	1S-SF/SI	2,648	1.000	2,648
Total Building Area						2,648		2,648



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	CONTAINER/LIVING LIVEABLE CONTAINER	20x8x8	Base	Formed Metal	320
	Qual	3	Cond 3	Year 2020	Eff Age 6	
	Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)	
Base Cost (18.49 x 320)		5,917		5,917	1,657	4,260
	CPDT	Carport - Detached	25x20x8	Dirt	Formed Metal	500
	Qual	3	Cond 3	Year 2008	Eff Age 18	
	Valuation Summary		Modifier Total	RCN	Depr (64% Phys/ % Func)	
Base Cost (4.75 x 500)		2,375		2,375	1,520	855
	CKCP	Chicken Coop	48x16x8	Dirt	Formed Metal	768
	Qual	2	Cond 2	Year 1980	Eff Age 55	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ 0% Func)	
Base Cost (4.81 x 768)		3,694		3,694	2,955	739
	GRDT	Garage - Detached	26x28x12	Concrete	Galvanized Metal	728
	Qual	2	Cond 2	Year 1960	Eff Age 79	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	
Base Cost (21.06 x 728)		15,332		15,332	12,266	3,066