




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:47:10
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Assessment Data					Primary Image									
Account	300003989				 <p>HOUSE 5/23/2024</p>									
Parcel ID	0000-18-29N-22W-3-001-00													
Cadastral ID	0000-29N-22W-18-3-001-00													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	2											
Tax Area	102 - 4R-BUFFALO													
Name ID	14074													
CRISWELL, ANITA														
PO BOX 343 BUFFALO OK 73834-0000														
Parcel Location														
Situs	00198 US 183 HWY													
Subdivision														
Lot/Block	/	Parcel Size	5 - Acres											
Sec/Twn/Rng	18 / 29 / 22 / 3													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.98795044 -99.62881406														
SEC.18-29-22 5 A. TRACT IN THE SW4SW4														
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														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					498/469	CLEVELAND, ROBERT	08/23/1994	3,000	UV					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	8,000	4,433	12%	532	Assessed	4,217	332.05					
Year Frozen		Improvements	58,084	30,713		3,685	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-79.00					
TIF Project ID	0	Total Value	66,084	35,146		4,217	Total Taxable	3,217	253.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300003989	CRISWELL, ANITA	102	66,084	1000	3,094	244.00							
2024	2024-300003989	CRISWELL, ANITA	102	70,503	1000	2,975	242.00							
2023	2023-300003989	CRISWELL, ANITA	102	63,954	1000	2,860	237.00							
2022	2022-300003989	CRISWELL, ANITA	102	63,617	1000	2,748	226.00							
2021	2021-300003989	CRISWELL, ANITA	102	62,963	1000	2,638	218.00							
2020	2020-300003989	CRISWELL, ANITA	102	62,963	1000	2,533	208.00							
2019	2019-0003989	CRISWELL, ANITA	102	62,963		2,430	201.00							
2018	2018-0003989	CRISWELL, ANITA	102	62,963		2,330	193.00							
2017	2017-0003989	CRISWELL, ANITA	102	58,914		2,233	186.00							
2016	2016-0003989	CRISWELL, ANITA	102	58,914		2,139	182.00							
2015	2015-0003989	CRISWELL, ANITA	102	56,740		2,048	163.00							
2014	2014-0003989	CRISWELL, ANITA	102	53,169		1,959	157.00							
2013	2013-0003989	CRISWELL, ANITA	102	53,169		1,872	149.00							



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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 5 Topography Street Access Utilities Amenities Method Acre Base Lot Value 5.00 x 1,600.00 = 8,000 Factor Value Adjustments Lot Value 8,000		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% Two Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,333 / 2,666
Style	100% Two Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	1,333 Total
Garage Type	
Remodel	
Year/Eff Age	1930 / 96

HOUSE	5/23/2024
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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	72.54	Total Misc Impr	+ 2,563
Roofing Adj	+ 2.08	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 240,743
Heat/Cool Adj	+ 1.73	Depreciation (80%)	- 192,594
Plumbing Adj	+ 3.67	Lump Sums	+ 0
Basement Adj	+ 9.32	RCNLD	= 48,149
Adj Base Cost	= 89.34	Lot Value	+ 8,000
Total Area	x 2,666	Indicated Value	= 56,149
Adjusted Cost	= 238,180	Value Per SqFt	21.06

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	48,149		
Lot Value	8,000		
Indicated Value	56,149	21.06	Per SqFt
Agland Value			
Site Improvements	10,548		
Total Value	66,697	25.02	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	1899	43x8	1995	344	7.45		2,563



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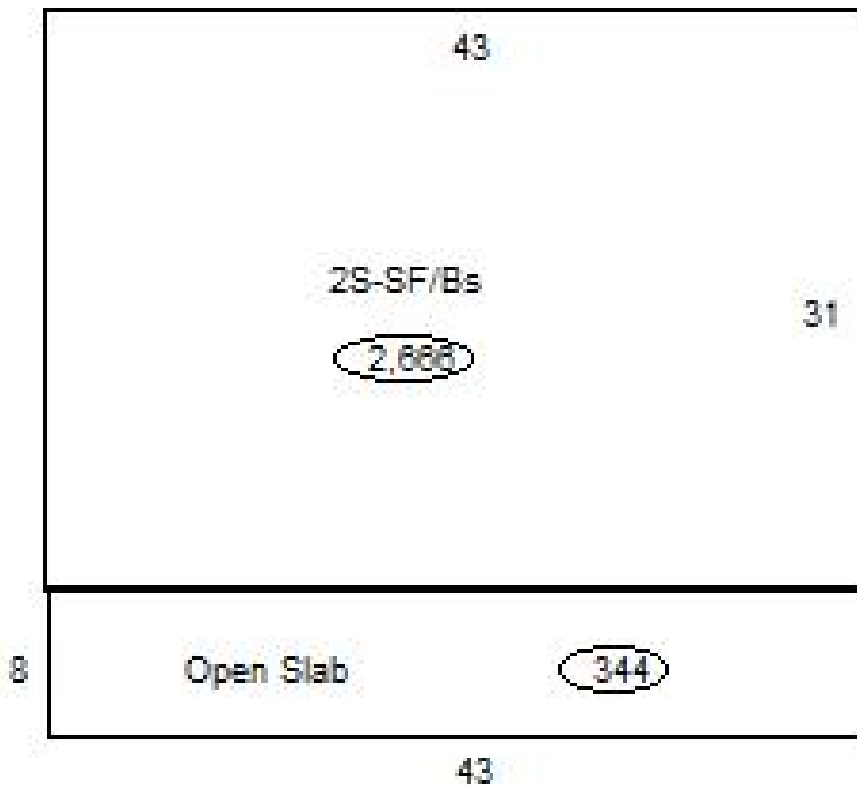
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Open Slab	344	1.000	344
2	R	2	Basement	20	2S-SF/Bs	1,333	2.000	2,666
Total Building Area						1,333		2,666



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed, Wood	30x22x10	Concrete	Formed Metal	660
	Qual	4	Cond 4	Year 1970	Eff Age 45	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (19.10 x 660)		12,606	12,606	10,085	2,521
	GRDT	Garage - Detached	30x22x10	Concrete	Composition Shingle	660
	Qual	4	Cond 4	Year 1960	Eff Age 53	
	Valuation Summary		Modifier Total	RCN	Depr (74% Phys/ % Func)	RCNLD
	Base Cost (46.78 x 660)		30,875	30,875	22,848	8,027