



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:56:16
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300004696 Parcel ID 0070-00-175-013-0-001-00 Cadastral ID 0070-175-013-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 2 Tax Area 201 - 4T-BUFFALO-C Name ID 14311 BENTLEY, GEORGE T. % PATRICIA MOSER P O BOX 76 BUFFALO OK 73834-0000 Parcel Location Situs 00213 NE SIXTH ST Subdivision OUT OF LIMITS--BUFFALO Lot/Block 0013 / 0175 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 119900 - OUTLYING AREA BUFF School District 4-BUFFAL - 4-BUFFALO																																																																																																																									
Legal Description Lat/Long: 36.83496655 -99.62066789 BUFFALO OUT OF LIMITS BLOCK 175 OF MILLER'S ADD. LOTS 13-15										HOUSE 2/23/2024																																																																																																															
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Lot Data	Square-Foot - OUTLYING AREA	Primary Image
Lot Size	50 x 117.5	
Lot Count		
Units Buildable	1763	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	5,875.00 x .30 = 1,763	
Factor Value		
Adjustments		
Lot Value	1,763	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	682 / 682
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1931 / 95

HOUSE	2/23/2024
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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	106.41	Total Misc Impr	+ 548
Roofing Adj	+ 5.82	Garage Cost	+ 548
Subfloor Adj	+ 0.00	Total RCN	= 84,645
Heat/Cool Adj	+ 1.73	Depreciation (80%)	- 67,716
Plumbing Adj	+ 9.35	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 16,929
Adj Base Cost	= 123.31	Lot Value	+ 1,763
Total Area	x 682	Indicated Value	= 18,692
Adjusted Cost	= 84,097	Value Per SqFt	27.41

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	16,929		
Lot Value	1,763		
Indicated Value	18,692	27.41	Per SqFt
Agland Value			
Site Improvements			
Total Value	18,692	27.41	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	2092	5x4		20	9.78		196
PATO	Slab Porch - Open	2093	6x6		36	9.78		352



Harper

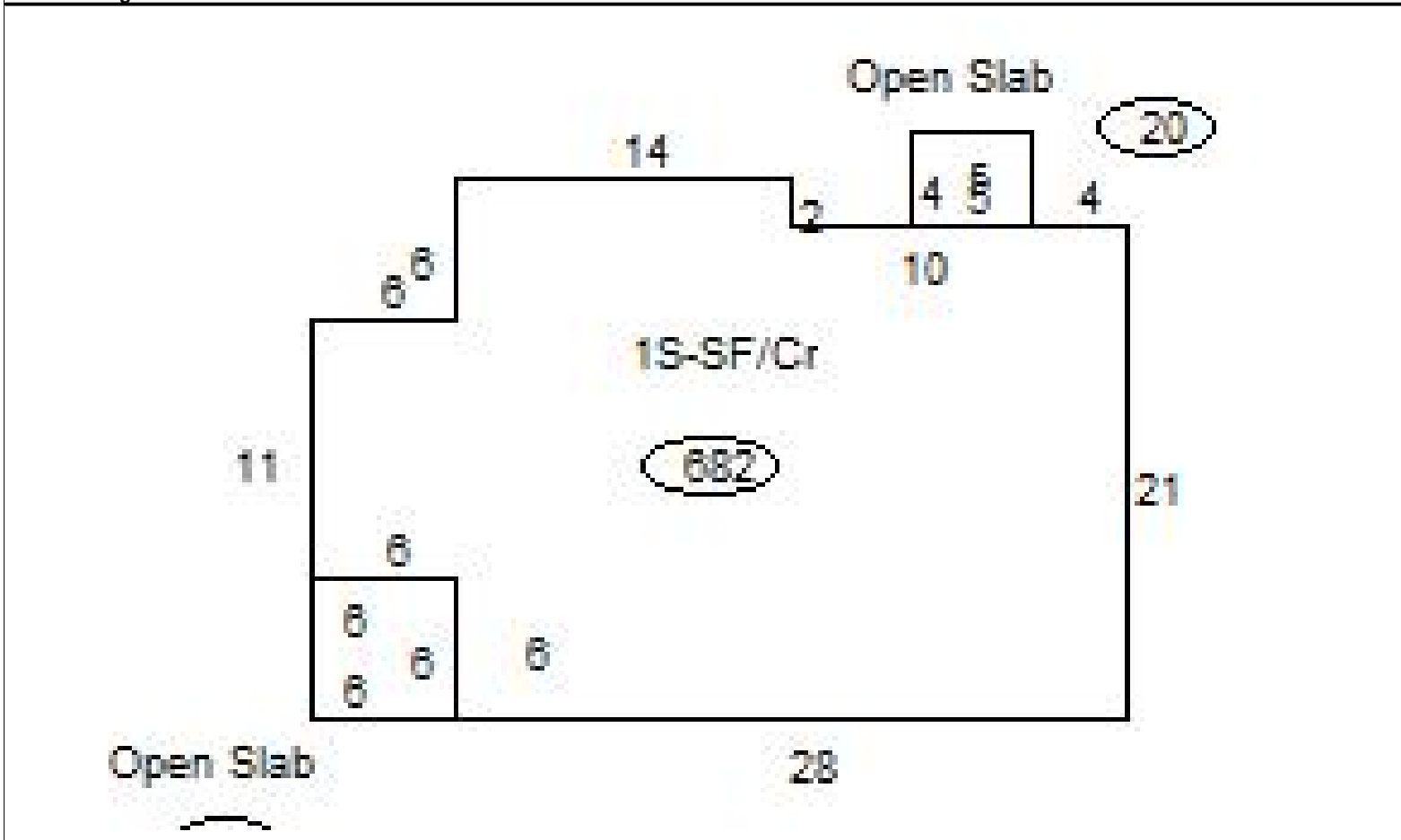
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Sketch Image

300004696



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	682	1.000	682
2	M	PATO		20	Open Slab	20	1.000	20
3	M	PATO		20	Open Slab	36	1.000	36
Total Building Area						682		682