



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:56:39
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Assessment Data					Primary Image																																																																																																																				
Account 300004724 Parcel ID 0070-00-224-001-0-001-00 Cadastral ID 0070-224-001-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 2 Tax Area 201 - 4T-BUFFALO-C Name ID 14319 ANDERSON, TERRY & MARIE ANDERSON 513 NE 6TH BUFFALO OK 73834-0000 Parcel Location Situs 00142 NE SIXTH ST Subdivision OUT OF LIMITS--BUFFALO Lot/Block 0001 / 0224 Parcel Size 14 - Lots Sec/Twn/Rng / / / Neighborhood 119900 - OUTLYING AREA BUFF School District 4-BUFFAL - 4-BUFFALO					<p>0070-00-224-001-0-001-00 02/22/24</p>																																																																																																																				
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Legal Description Lat/Long: 36.83690733 -99.62329669					Building Permits																																																																																																																				
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Lot Data	Square-Foot - OUTLYING AREA	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	4908	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	16,359.00 x .30 = 4,908	
Factor Value		
Adjustments		
Lot Value	4,908	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,004 / 1,004
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	1960 / 66

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	92.55	Total Misc Impr	+ 411
Roofing Adj	+ 5.17	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 106,634
Heat/Cool Adj	+ 1.73	Depreciation (67%)	- 71,445
Plumbing Adj	+ 6.36	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 35,189
Adj Base Cost	= 105.80	Lot Value	+ 4,908
Total Area	x 1,004	Indicated Value	= 40,097
Adjusted Cost	= 106,223	Value Per SqFt	39.94

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	35,189		
Lot Value	4,908		
Indicated Value	40,097	39.94	Per SqFt
Agland Value			
Site Improvements	7,328		
Total Value	47,425	47.24	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	2108	6x6		36	9.78		352
PATO	Slab Porch - Open	2109	3x2		6	9.78		59



Harper

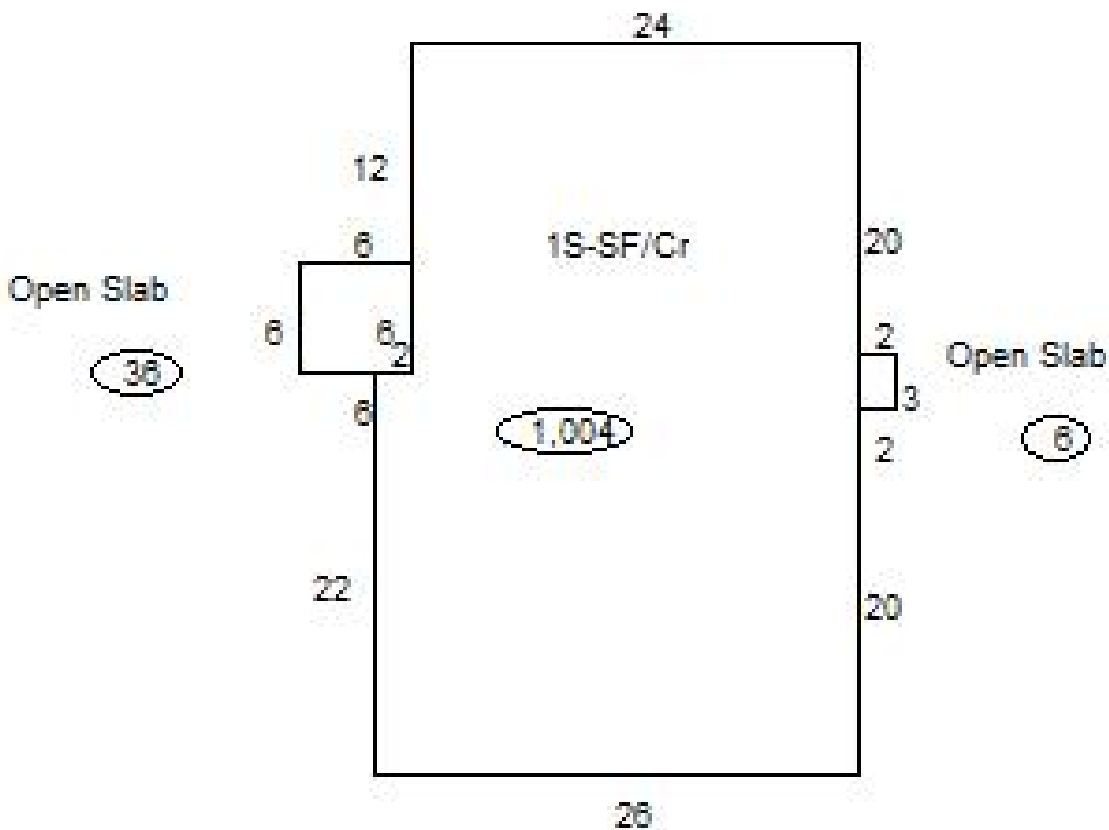
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Sketch Image

300004724



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Open Slab	36	1.000	36
2	M	PATO		20	Open Slab	6	1.000	6
3	R	1	Crawl	20	1S-SF/Cr	1,004	1.000	1,004
Total Building Area						1,004		1,004



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Wood	12x10x8	Plank	Formed Metal	220
	Qual	3	Cond 3	Year 2020	Eff Age 6	
	Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD
	Base Cost (21.22 x 220)		4,668	4,668	1,307	3,361
	SHDS	Yard Shed - Wood	16x10x8	Dirt	Formed Metal	220
	Qual	3	Cond 3	Year 2015	Eff Age 11	
	Valuation Summary		Modifier Total	RCN	Depr (44% Phys/ % Func)	RCNLD
	Base Cost (16.21 x 220)		3,566	3,566	1,569	1,997
	CPDT	Carport - Detached	20x12x8	Dirt	Formed Metal	240
	Qual	3	Cond 3	Year 2015	Eff Age 11	
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (5.07 x 240)		1,217	1,217	609	608
	GRNR	GREENHOUSE	12x8x6	Dirt	Formed Metal	96
	Qual	3	Cond 3	Year 2008	Eff Age 14	
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
	Base Cost (3.09 x 96)		297	297	110	187
	SHDS	Yard Shed - Metal	12x12x8		Galvanized Metal	144
	Qual	3	Cond 3	Year 1990	Eff Age 36	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (20.62 x 144)		2,969	2,969	2,375	594
	SHDS	Yard Shed - Metal	14x10x8		Galvanized Metal	140
	Qual	3	Cond 3	Year 1990	Eff Age 36	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (20.75 x 140)		2,905	2,905	2,324	581