



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:56:41
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300004726 Parcel ID 0070-00-255-013-0-001-00 Cadastral ID 0070-255-013-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 2 Tax Area 201 - 4T-BUFFALO-C Name ID 14321 SHAW, GEORGE E., JR.(LIFE EST) 603 NE 6TH BUFFALO OK 73834-0000 Parcel Location Situs 00603 NE SIXTH ST Subdivision OUT OF LIMITS--BUFFALO Lot/Block 0013 / 0255 Parcel Size 6 - Lots Sec/Twn/Rng / / / Neighborhood 119900 - OUTLYING AREA BUFF School District 4-BUFFAL - 4-BUFFALO					<p>0070-00-255-013-0-001-00 02/22/24</p>																																																																																																																				
Legal Description Lat/Long: 36.83661918 -99.62232363 BUFFALO OUT OF LIMITS BLOCK 255 OF MILLER'S ADD. LOTS 13 THRU 18										HOUSE 2/23/2024																																																																																																															
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Lot Data	Square-Foot - OUTLYING AREA	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	5288	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	17,628.00 x .30 = 5,288	
Factor Value		
Adjustments		
Lot Value	5,288	

Residential Data	
Type	1 Single Family Residence
Condition	2.8 - Fair
Quality	2.8 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	756 / 756
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	228 Detached Garage - Unfinished 1 Stalls
Remodel	
Year/Eff Age	1940 / 89

HOUSE	2/23/2024
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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	97.14	Total Misc Impr	+ 191
Roofing Adj	+ 4.66	Garage Cost	+ 9,694
Subfloor Adj	+ 0.46	Total RCN	= 94,587
Heat/Cool Adj	+ 1.66	Depreciation (80%)	- 75,670
Plumbing Adj	+ 8.13	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 18,917
Adj Base Cost	= 112.04	Lot Value	+ 5,288
Total Area	x 756	Indicated Value	= 24,205
Adjusted Cost	= 84,702	Value Per SqFt	32.02

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	18,917		
Lot Value	5,288		
Indicated Value	24,205	32.02	Per SqFt
Agland Value			
Site Improvements			
Total Value	24,205	32.02	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PATO	Slab Porch - Open	2115	5x4		20	9.56	191



Harper

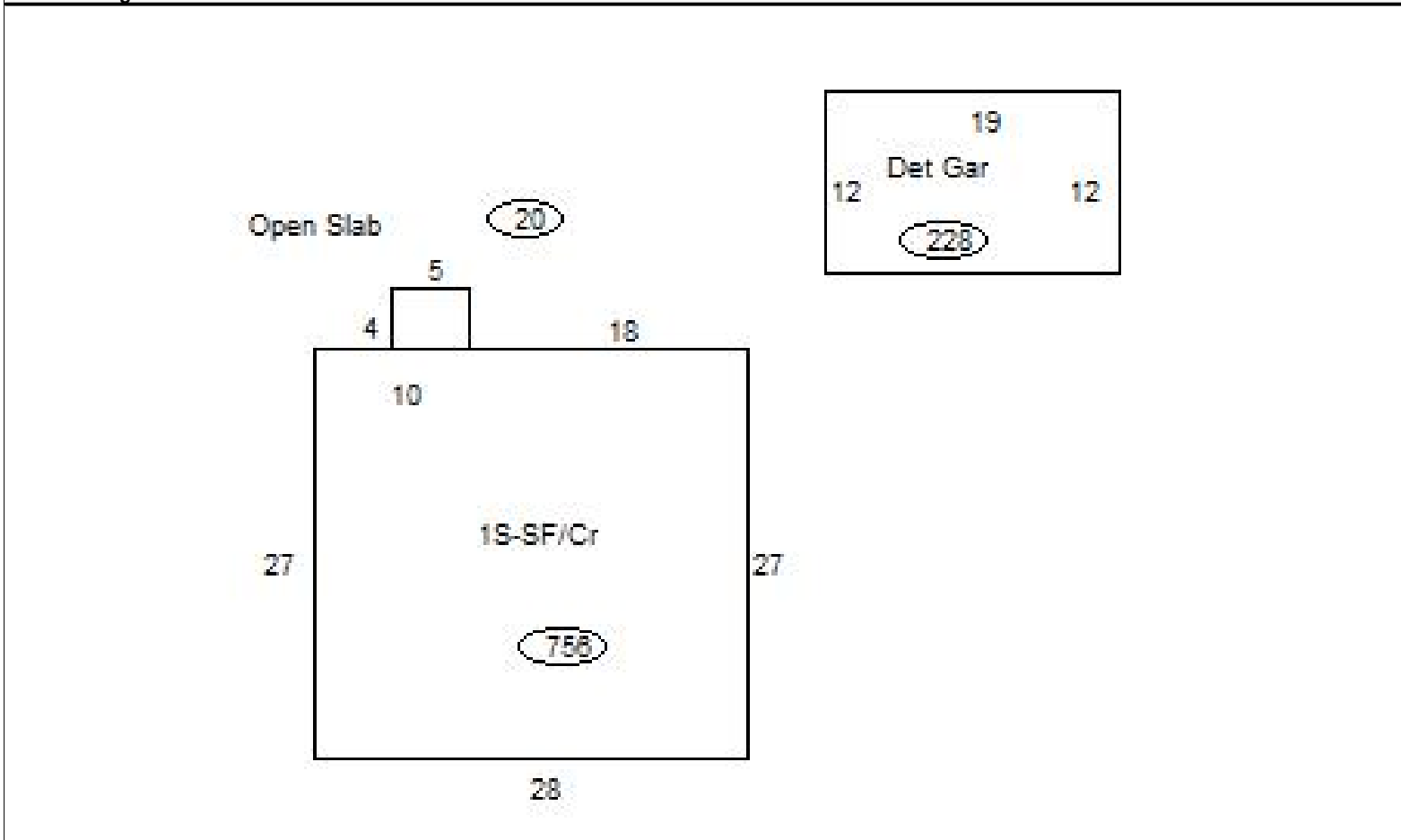
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Sketch Image

300004726



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	756	1.000	756
2	M	PATO		20	Open Slab	20	1.000	20
3	G	2		20	Det Gar	228	1.000	228
Total Building Area						756		756