



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 300004729 <b>Parcel ID</b> 0070-00-258-001-0-001-00 <b>Cadastral ID</b> 0070-258-001-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 2 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 14323 STEPHENS, HEATHER L.  P O BOX 313 BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 01205 NS 191 RD <b>Subdivision</b> OUT OF LIMITS--BUFFALO <b>Lot/Block</b> 0001 / 0258 <b>Parcel Size</b> 36 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 119900 - OUTLYING AREA BUFF <b>School District</b> 4-BUFFAL - 4-BUFFALO					<p>0070-00-258-001-0-001-00 02/22/24</p>														
HOUSE										2/23/2024									
<b>Legal Description</b> Lat/Long: 36.62371330 -99.38133367					<b>Building Permits</b>														
BUFFALO OUT OF LIMITS BLOCK 258 OF MILLER'S ADD. ALL OF BLOCK (24 LOTS) BOOK 770 PAGE 584					<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															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	577/745	FARMER, DOVIE D.	09/30/2002	18,000	MQ										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	78.740	<b>Current Tax</b>										
Remove Cap			Land Value 31,725	31,725	12%	3,807	Assessed	49,380	3,888.18										
Year Frozen			Improvements 379,776	379,776		45,573	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-79.00										
TIF Project ID	0		Total Value 411,501	411,501		49,380	Total Taxable	48,380	3,809.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-300004729	STEPHENS, HEATHER L.			201	411,501	1000	48,380	3,809.00										
2024	2024-300004729	STEPHENS, HEATHER L.			201	416,632	1000	47,569	3,874.00										
2023	2023-300004729	STEPHENS, HEATHER L.			201	392,951	1000	46,154	3,818.00										
2022	2022-300004729	STEPHENS, HEATHER L.			201	375,304	1000	44,036	3,622.00										
2021	2021-300004729	STEPHENS, HEATHER L.			201	368,648	1000	43,238	3,570.00										
2020	2020-300004729	STEPHENS, HEATHER L.			201	370,137	1000	43,416	3,573.00										
2019	2019-0004729	STEPHENS, HEATHER L.			201	381,083		44,730	3,707.00										
2018	2018-0004729	STEPHENS, HEATHER L.			102	384,732		45,168	3,745.00										
2017	2017-0004729	STEPHENS, HEATHER L.			102	388,381		43,866	3,647.00										
2016	2016-0004729	STEPHENS, HEATHER L.			102	390,893		42,427	3,610.00										
2015	2015-0004729	STEPHENS, HEATHER L.			102	351,883		41,162	3,267.00										
2014	2014-0004729	STEPHENS, HEATHER L.			102	351,883		39,933	3,200.00										
2013	2013-0004729	STEPHENS, HEATHER L.			102	397,474		38,742	3,086.00										



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Lot Data	Square-Foot - OUTLYING AREA	Primary Image
Lot Size	0 0	
Lot Count	0	
Units Buildable	31725	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	105,750.00 x .30 = 31,725	
Factor Value		
Adjustments		
Lot Value	31,725	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,528 / 2,528
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	18 /
Bed/F/H Bath	4 / 5.0 /
Basement Area	2,028 Total, 2,028 Partition
Garage Type	1,040 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2003 / 21

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	93.42	Total Misc Impr	+ 2,329
Roofing Adj	+ 4.80	Garage Cost	+ 50,424
Subfloor Adj	+ 0.00	Total RCN	= 469,266
Heat/Cool Adj	+ 13.89	Depreciation ( 25%)	- 117,316
Plumbing Adj	+ 10.82	Lump Sums	+ 0
Basement Adj	+ 41.83	RCNLD	= 351,950
Adj Base Cost	= 164.76	Lot Value	+ 31,725
Total Area	x 2,528	Indicated Value	= 383,675
Adjusted Cost	= 416,513	Value Per SqFt	151.77

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	351,950		
Lot Value	31,725		
Indicated Value	383,675	151.77	Per SqFt
Agland Value			
Site Improvements	24,916		
Total Value	408,591	161.63	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	2120	21x10		210	11.09		2,329



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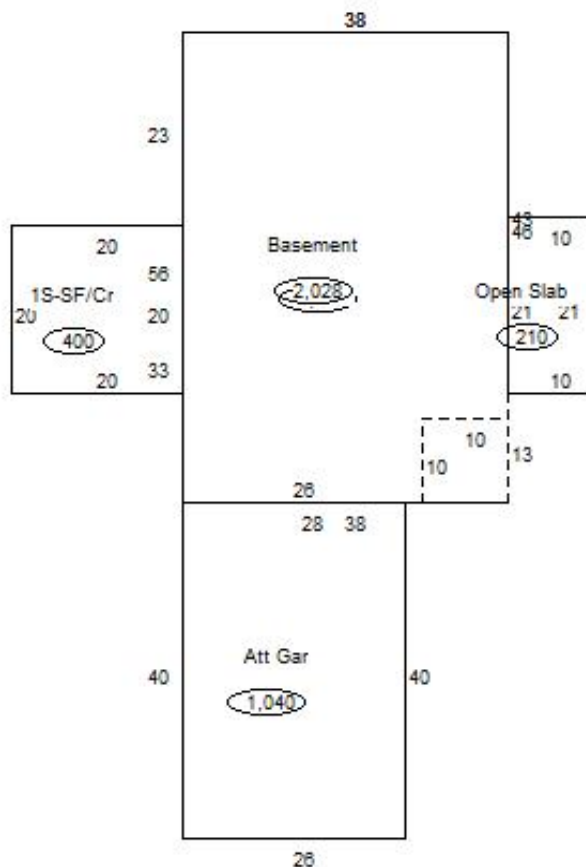
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	25	1S-SF/Cr	400	1.000	400
2	G	1		25	Att Gar	1,040	1.000	1,040
3	M	PATO		25	Open Slab	210	1.000	210
4	R	1	Crawl	25	1S-SF/Cr	2,128	1.000	2,128
5	B			25	Basement	2,028	1.000	2,028
<b>Total Building Area</b>						<b>2,528</b>		<b>2,528</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	CIRCLE DRIVEWAY	70x15x0	Concrete		1,050
<b>Qual</b>	4.75	<b>Cond</b> 4.75	<b>Year</b> 2016	<b>Eff Age</b> 7		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (38% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (5.55 x 1,050)		5,828		5,828	2,215	3,613
PACN		WALKS	56x30x0	Concrete		1,680
<b>Qual</b>	4.75	<b>Cond</b> 4.75	<b>Year</b> 2016	<b>Eff Age</b> 7		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (38% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (5.41 x 1,680)		9,089		9,089	3,454	5,635
SHDS		Yard Shed - Wood	10x10x10	Concrete	Composition Shingle	80
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2016	<b>Eff Age</b> 10		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (42% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (26.09 x 80)		2,087		2,087	877	1,210
PRCH		CovPatio Cls A	36x15x0	Concrete		525
<b>Qual</b>	4.75	<b>Cond</b> 4.75	<b>Year</b> 2015	<b>Eff Age</b> 8		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (44% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (30.74 x 525)		16,139		16,139	7,101	9,038
GZBO		Gazebo	0x0x0		Composition Roll	666
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2003	<b>Eff Age</b> 23		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (68% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (25.43 x 666)		16,936		16,936	11,516	5,420