



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image									
Account	300004769													
Parcel ID	1001-00-011-007-0-001-00													
Cadastral ID	1001-011-007-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area 1												
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14344													
ROESNER, WAYNE A. & LEETTA J. ROESNER														
PO BOX 618 BUFFALO OK 73834-0000														
Parcel Location														
Situs	00322 SE FIFTH													
Subdivision	BUFFALO ORIG													
Lot/Block	0007 / 0011	Parcel Size 6 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
House 4/4/2019														
Legal Description Lat/Long: 36.82735552 -99.62498849														
BUFFALO ORIG. BLOCK 11 LOTS: 7 THRU 12														
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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	529/326	JOHNSON, BERNITA ETALS	09/23/1997	0	MQ					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	6,300	6,300	12%	756	Assessed	4,511	355.20					
Year Frozen		Improvements	32,079	31,292		3,755	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-79.00					
TIF Project ID	0	Total Value	38,379	37,592		4,511	Total Taxable	3,511	276.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300004769	ROESNER, WAYNE A. &			201	38,379	1000	3,380	266.00					
2024	2024-300004769	ROESNER, WAYNE A. &			201	38,734	1000	3,252	265.00					
2023	2023-300004769	ROESNER, WAYNE A. &			201	34,403	1000	3,128	259.00					
2022	2022-300004769	ROESNER, WAYNE A. &			201	34,403	1000	3,128	257.00					
2021	2021-300004769	ROESNER, WAYNE A. &			201	34,403	1000	3,128	258.00					
2020	2020-300004769	ROESNER, WAYNE A. &			201	34,403	1000	3,128	257.00					
2019	2019-0004769	ROESNER, WAYNE A. &			201	34,686		3,163	262.00					
2018	2018-0004769	ROESNER, WAYNE A. &			201	31,550		2,786	231.00					
2017	2017-0004769	ROESNER, WAYNE A. &			201	31,550		2,786	232.00					
2016	2016-0004769	ROESNER, WAYNE A. &			201	31,550		2,695	229.00					
2015	2015-0004769	ROESNER, WAYNE A. &			201	31,684		2,588	205.00					
2014	2014-0004769	ROESNER, WAYNE A. &			201	31,684		2,483	199.00					
2013	2013-0004769	ROESNER, WAYNE A. &			201	37,460		2,381	190.00					



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Lot Data		Square-Foot - BUFFALO ORIGMILLERS	
Lot Size	0	0	
Lot Count			
Units Buildable	6300		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	21,000.00 x .30 = 6,300		
Factor Value			
Adjustments			
Lot Value	6,300		



House 4/4/2019

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,288 / 1,288
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	2 Composition Roll
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1930 / 106

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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	26,112		
Lot Value	6,300		
Indicated Value	32,412	25.16	Per SqFt
Agland Value			
Site Improvements	5,875		
Total Value	38,287	29.73	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	80.14	Total Misc Impr	+ 11,394
Roofing Adj	+ 2.93	Garage Cost	+
Subfloor Adj	+ 0.99	Total RCN	= 130,560
Heat/Cool Adj	+ 1.56	Depreciation (80%)	- 104,448
Plumbing Adj	+ 6.90	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 26,112
Adj Base Cost	= 92.52	Lot Value	+ 6,300
Total Area	x 1,288	Indicated Value	= 32,412
Adjusted Cost	= 119,166	Value Per SqFt	25.16

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	2165	192		192	18.09		3,473
RSPC	Raised Slab Porch - Covered	8701	28x8		224	35.36		7,921



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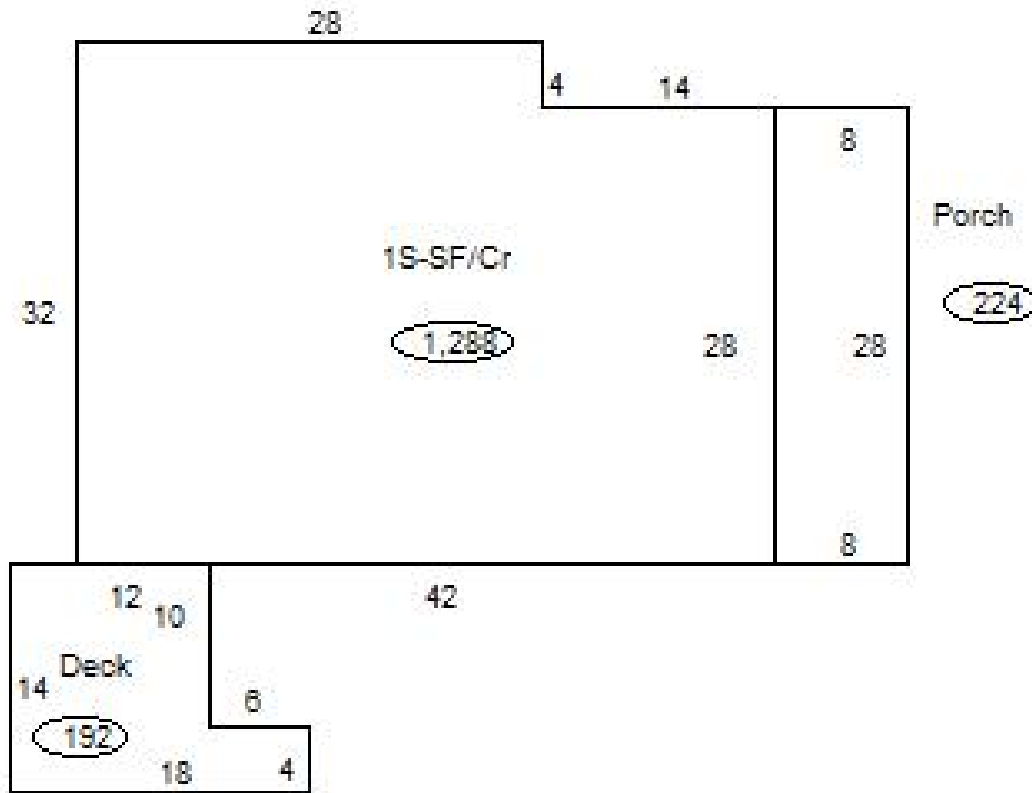
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,288	1.000	1,288
2	M	WODO		20	Deck	192	1.000	192
3	M	RSPC		20	Porch	224	1.000	224
Total Building Area						1,288		1,288



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Metal / Shipping Container	40x8x8	Dirt		320
	Qual	3	Cond 3	Year 2017	Eff Age 9	
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (14.28 x 320)	4,570		4,570	1,828	2,742
	PACN	Paving - Concrete / Driveway	35x15x0			525
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.16 x 525)	2,184		2,184	1,747	437
	CKCP	Chicken Coop	10x10x6		Composition Shingle	100
	Qual	3	Cond 3	Year 1995	Eff Age 31	
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ 0% Func)	RCNLD
	Base Cost (5.33 x 100)	533		533	400	133
	SHDS	Yard Shed - Metal	10x10x6		Formed Metal	100
	Qual	3	Cond 3	Year 1995	Eff Age 31	
	Valuation Summary		Modifier Total	RCN	Depr (78% Phys/ % Func)	RCNLD
	Base Cost (24.13 x 100)	2,413		2,413	1,882	531
	SHDS	Yard Shed - Metal	10x8x6		Formed Metal	80
	Qual	3	Cond 3	Year 1995	Eff Age 31	
	Valuation Summary		Modifier Total	RCN	Depr (78% Phys/ % Func)	RCNLD
	Base Cost (26.23 x 80)	2,098		2,098	1,636	462
	SHDS	Yard Shed - Wood	14x9x6		Composition Shingle	126
	Qual	3	Cond 3	Year 1995	Eff Age 31	
	Valuation Summary		Modifier Total	RCN	Depr (78% Phys/ % Func)	RCNLD
	Base Cost (22.46 x 126)	2,830		2,830	2,207	623
	SHDS	Yard Shed - Metal	10x15x6		Formed Metal	150
	Qual	3	Cond 3	Year 1995	Eff Age 31	
	Valuation Summary		Modifier Total	RCN	Depr (78% Phys/ % Func)	RCNLD
	Base Cost (21.87 x 150)	3,281		3,281	2,559	722



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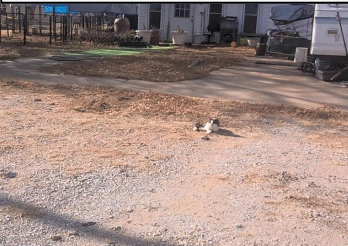
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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / sidewalk	40x5x0			200
	Qual 3	Cond 3	Year 1930	Eff Age 96		
			0			
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (5.63 x 200)		1,126		1,126	901	225