



# 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	300004772				<p>House 1/6/2023</p>									
Parcel ID	1001-00-012-013-0-001-00													
Cadastral ID	1001-012-013-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area 1												
Tax Area	201 - 4T-BUFFALO-C													
Name ID	24375													
MINGS, BEVERLY														
PO BOX 368 BUFFALO OK 73834														
Parcel Location														
Situs	00307 SE FIFTH													
Subdivision	BUFFALO ORIG													
Lot/Block	0013 / 0012	Parcel Size 4 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.93283378 -99.90049930														
BUFFALO ORIG. BLOCK 12 LOTS: 13-14-15-16														
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					757/415	ORANGE, DAVID M. &	11/24/2020	77,000	Q					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap	2021	Land Value	4,200	4,200	12%	504	Assessed	8,023	631.73					
Year Frozen		Improvements	64,530	62,660		7,519	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-79.00					
TIF Project ID	0	Total Value	68,730	66,860		8,023	Total Taxable	7,023	553.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300004772	MINGS, BEVERLY	201	68,730	1000	6,789	535.00							
2024	2024-300004772	MINGS, BEVERLY	201	75,612	0	7,562	616.00							
2023	2023-300004772	MINGS, BEVERLY	201	60,022	0	7,203	596.00							
2022	2022-300004772	MINGS, BEVERLY	201	60,022	0	7,203	593.00							
2021	2021-300004772	MINGS, BEVERLY	201	60,022	0	7,203	595.00							
2020	2020-300004772	ORANGE, DAVID M. &	201	57,164	1000	5,860	482.00							
2019	2019-0004772	ORANGE, DAVID M. &	201	57,164		5,860	486.00							
2018	2018-0004772	ORANGE, DAVID M. &	201	57,164		5,860	486.00							
2017	2017-0004772	ORANGE, DAVID M. &	201	57,164		5,860	487.00							
2016	2016-0004772	ORANGE, DAVID M. &	201	52,607		5,313	452.00							
2015	2015-0004772	ORANGE, DAVID M. &	201	52,783		5,334	423.00							
2014	2014-0004772	ORANGE, DAVID M. &	201	52,783		5,334	427.00							
2013	2013-0004772	ORANGE, DAVID M. &	201	60,827		6,082	484.00							




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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	0 0	 <p>1001-00-012-013-0-001-00 01/05/23</p>
Lot Count		
Units Buildable	4200	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	14,000.00 x .30 = 4,200	
Factor Value		House
Adjustments		1/6/2023
Lot Value	4,200	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.75 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,625 / 1,625
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	500 Attached Garage - Finished
Remodel	ROOF -
Year/Eff Age	1960 / 66

House 1/6/2023

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	80.89	Total Misc Impr	+ 9,298
Roofing Adj	+ 3.72	Garage Cost	+ 15,810
Subfloor Adj	+ 0.47	Total RCN	= 189,379
Heat/Cool Adj	+ 10.27	Depreciation ( 68%)	- 128,778
Plumbing Adj	+ 5.75	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 60,601
Adj Base Cost	= 101.09	Lot Value	+ 4,200
Total Area	x 1,625	Indicated Value	= 64,801
Adjusted Cost	= 164,271	Value Per SqFt	39.88

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	60,601		
Lot Value	4,200		
Indicated Value	64,801	39.88	Per SqFt
Agland Value			
Site Improvements	2,367		
Total Value	67,168	41.33	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	2167	20x6		120	38.17		4,580
PATC	Patio - Covered	2168	25x15		375	12.58		4,718



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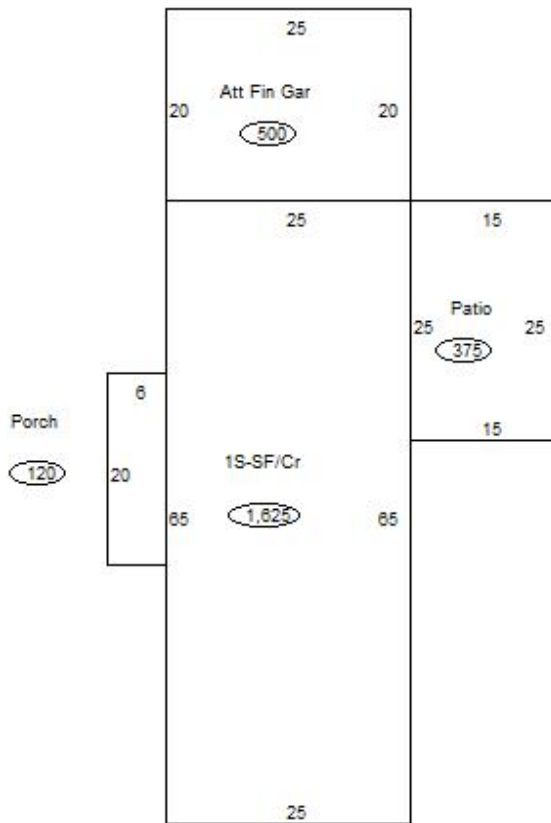
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Sketch Image

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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	1,625	1.000	1,625
2	M	RSPC		20	Porch	120	1.000	120
3	M	PATC		20	Patio	375	1.000	375
4	G	5		20	Att Fin Gar	500	1.000	500
<b>Total Building Area</b>						1,625		1,625



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	20x12x6		Composition Shingle	240
	Qual	3	Cond 3	Year 2010	Eff Age 16	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (20.55 x 240)	4,932		4,932	2,565
						2,367