



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 300004791 Parcel ID 1001-00-017-001-0-001-00 Cadastral ID 1001-017-001-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 201 - 4T-BUFFALO-C Name ID 25641 MCPHERSON, BRANDON DWIGHT AND CRYSTAL MCPHERSON 401 SE 5TH BUFFALO OK 73834- Parcel Location Situs 00401 SE FIFTH Subdivision BUFFALO ORIG Lot/Block 0001 / 0017 Parcel Size 10 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					<p>1001-00-017-001-0-001-00 01/05/23</p>														
HOUSE 1/6/2023																			
Legal Description Lat/Long: 36.93837429 -99.92984161					Building Permits														
BUFFALO ORIG. BLOCK 17 LOTS: 1 THRU 10 BOOK 785 PAGE 295					<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										
					785/295	WOOD, CHRIS &	10/22/2024	175,000	Q										
					718/551	HARPER, GREGORY GENE	06/22/2016	134,000	21										
					529/303	MCCORD, PAUL & JANICE	08/18/1997	38,000	PQ										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax										
Remove Cap	2025		Land Value	10,500	10,500	12%	Assessed	21,000	1,653.54										
Year Frozen			Improvements	164,500	164,500		Penalty	0											
Uncapped Value	0		Mobile Home	0	0	0	Exemption	0	0.00										
TIF Project ID	0		Total Value	175,000	175,000	21,000	Total Taxable	21,000	1,654.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-300004791	MCPHERSON, BRANDON DWIGHT AND			201	175,000	0	21,000	1,654.00										
2024	2024-300004791	WOOD, CHRIS &			201	137,637	0	16,516	1,345.00										
2023	2023-300004791	WOOD, CHRIS &			201	131,500	0	15,780	1,305.00										
2022	2022-300004791	WOOD, CHRIS &			201	131,500	0	15,780	1,298.00										
2021	2021-300004791	WOOD, CHRIS &			201	131,500	0	15,780	1,303.00										
2020	2020-300004791	WOOD, CHRIS &			201	131,500	0	15,780	1,299.00										
2019	2019-0004791	WOOD, CHRIS &			201	133,015		15,962	1,323.00										
2018	2018-0004791	WOOD, CHRIS &			201	136,094		16,331	1,354.00										
2017	2017-0004791	WOOD, CHRIS &			201	136,397		9,099	756.00										
2016	2016-0004791	WOOD, CHRIS &			201	66,123		6,935	590.00										
2015	2015-0004791	HARPER, GREGORY GENE			201	58,993		6,080	483.00										
2014	2014-0004791	HARPER, GREGORY GENE			201	58,993		6,080	487.00										
2013	2013-0004791	HARPER, SUSAN R. &			201	79,227		6,346	505.00										




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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size 250 x 140 Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities Method Square-Foot Base Lot Value 35,000.00 x .30 = 10,500 Factor Value Adjustments Lot Value 10,500		 <p>1001-00-017-001-0-001-00 01/05/23</p>

Residential Data	
Type	1 Single Family Residence
Condition	4.5 - Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,994 / 1,994
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	6 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	STANDARD -
Year/Eff Age	1960 / 37

HOUSE 1/6/2023

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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	123,428		
Lot Value	10,500		
Indicated Value	133,928	67.17	Per SqFt
Agland Value			
Site Improvements	38,042		
Total Value	171,970	86.24	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	86.48	Total Misc Impr	+ 789
Roofing Adj	+ 4.92	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 220,408
Heat/Cool Adj	+ 13.89	Depreciation (44%)	- 96,980
Plumbing Adj	+ 4.85	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 123,428
Adj Base Cost	= 110.14	Lot Value	+ 10,500
Total Area	x 1,994	Indicated Value	= 133,928
Adjusted Cost	= 219,619	Value Per SqFt	67.17

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	2178	7x4	1960	28	28.19		789



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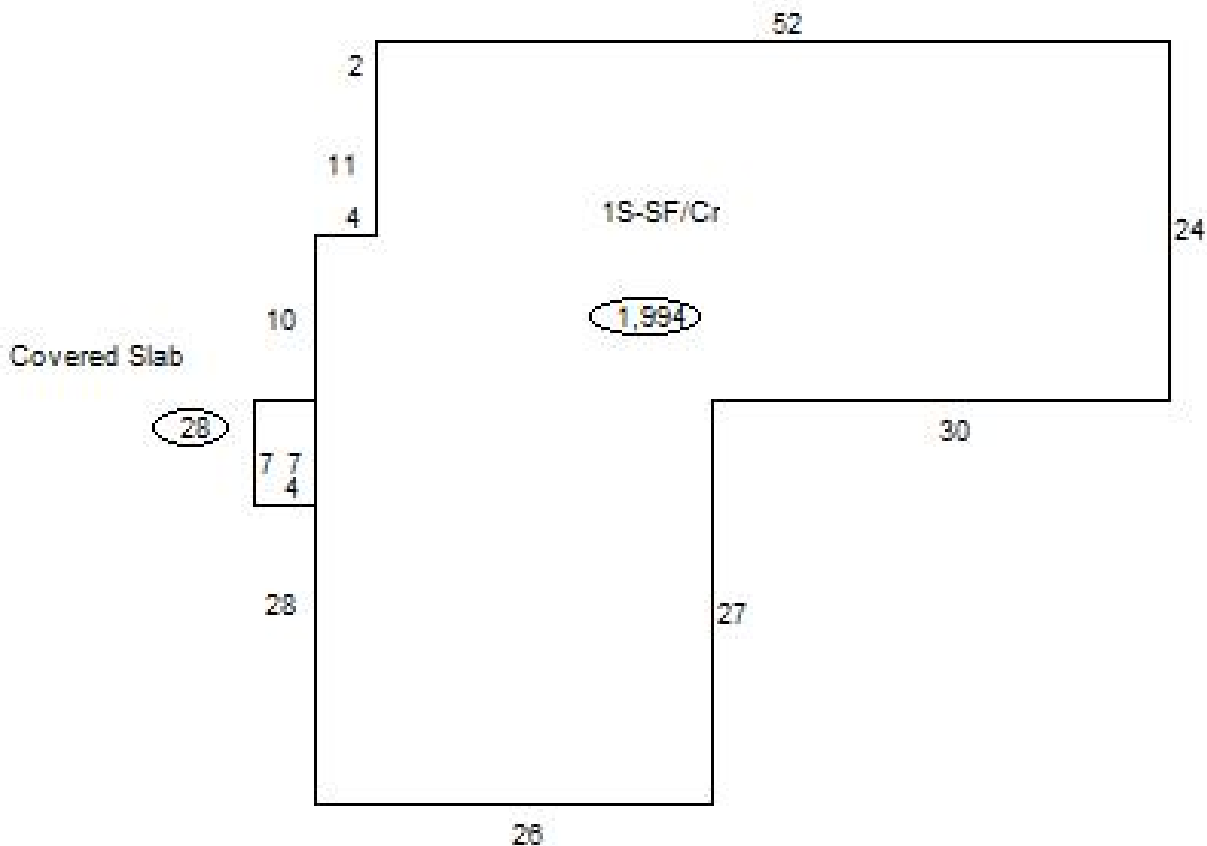
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	Covered Slab	28	1.000	28
2	R	1	Crawl	20	1S-SF/Cr	1,994	1.000	1,994
Total Building Area						1,994		1,994



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	SHDS	Yard Shed - Metal	32x12x8	Base	Formed Metal	384		
	Qual	4	Cond	4	Year	2017	Eff Age	7
	Valuation Summary		Modifier Total		RCN	Depr (32% Phys/ % Func)	RCNLD	
	Base Cost (19.79 x 384)		7,599		7,599	2,432	5,167	
	PACN	Paving - Concrete	66x10x0	Concrete		660		
	Qual	3	Cond	3	Year	2000	Eff Age	26
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (4.13 x 660)		2,726		2,726	2,181	545	
	CPDT	Carport - Detached	24x10x8	Concrete	Formed Metal	240		
	Qual	3	Cond	3	Year	2000	Eff Age	23
	Valuation Summary		Modifier Total		RCN	Depr (75% Phys/ % Func)	RCNLD	
	Base Cost (7.74 x 240)		1,858		1,858	1,394	464	
	GRDT	Garage - Detached	45x30x10	Concrete	Formed Metal	1,350		
	Qual	4	Cond	4	Year	2000	Eff Age	21
	Valuation Summary		Modifier Total		RCN	Depr (50% Phys/ % Func)	RCNLD	
	Base Cost (46.20 x 1,350)		62,370		62,370	31,185	31,185	
	PACN	Paving - Concrete	32x10x0	Concrete		320		
	Qual	4	Cond	4	Year	2000	Eff Age	21
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (5.24 x 320)		1,677		1,677	1,342	335	
	PACN	Paving - Concrete	22x15x0	Concrete		330		
	Qual	4	Cond	4	Year	2000	Eff Age	21
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (5.24 x 330)		1,729		1,729	1,383	346	