



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 300004812 Parcel ID 1001-00-020-021-0-001-00 Cadastral ID 1001-020-021-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 201 - 4T-BUFFALO-C Name ID 14370 GATES, KATHERINE D. % KATHERINE GATES SILER BAIRD PO BOX 182 BUFFALO OK 73834-0000 Parcel Location Situs 00203 BROAD Subdivision BUFFALO ORIG Lot/Block 0021 / 0020 Parcel Size 4 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					<p>1001-00-020-021-0-001-00 01/05/23</p> <p>1001-00-020-021-0-001-00_001.JPG 1/6/2023</p>																																																																																																																				
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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	100 x 140	<p>1001-00-020-021-0-001-00_001.JPG 1/6/2023</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		
Adjustments		
Lot Value	4,200	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.2 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,082 / 1,082
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 86

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	92.99	Total Misc Impr	+ 6,926
Roofing Adj	+ 4.60	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 131,583
Heat/Cool Adj	+ 11.39	Depreciation (80%)	- 105,266
Plumbing Adj	+ 6.23	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 26,317
Adj Base Cost	= 115.21	Lot Value	+ 4,200
Total Area	x 1,082	Indicated Value	= 30,517
Adjusted Cost	= 124,657	Value Per SqFt	28.20

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	26,317		
Lot Value	4,200		
Indicated Value	30,517	28.20	Per SqFt
Agland Value			
Site Improvements	1,265		
Total Value	31,782	29.37	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH	2214	16x7		112	61.84		6,926



Harper

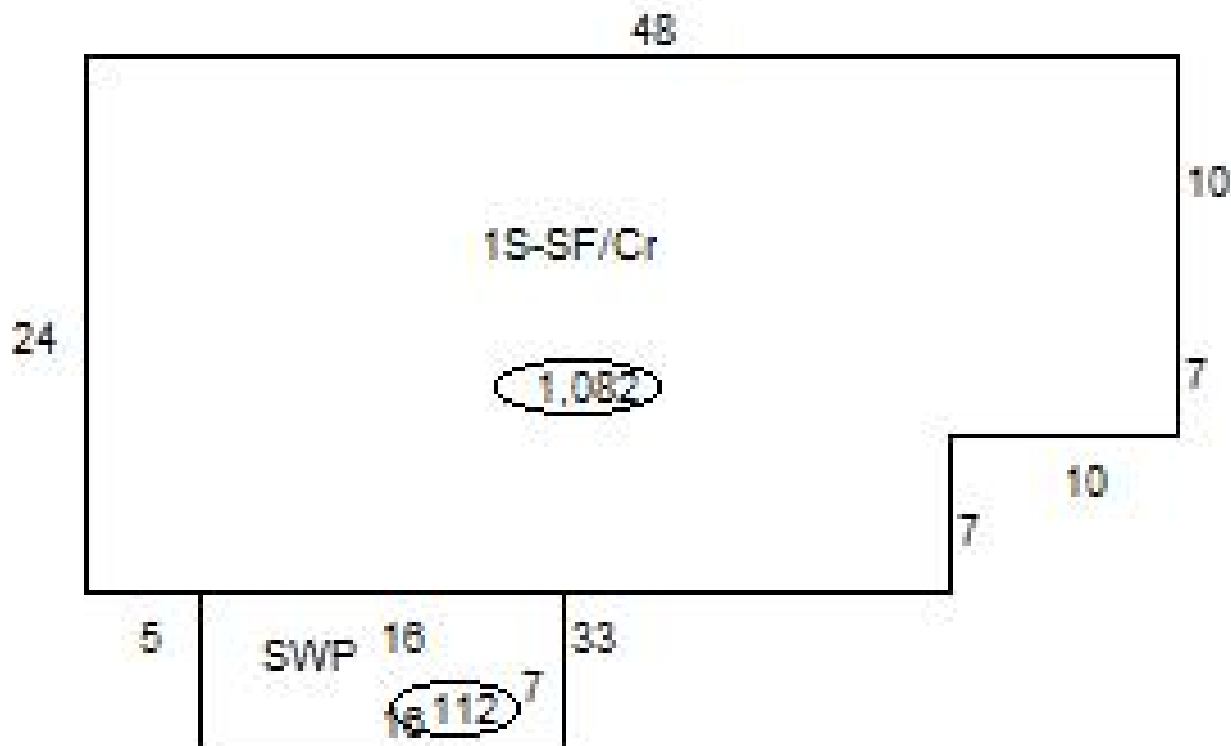
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Sketch Image

300004812



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	EPSW		20	SWP	112	1.000	112
2	R	1	Crawl	20	1S-SF/Cr	1,082	1.000	1,082
Total Building Area						1,082		1,082



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	ASC	Awing/Shelter/Carport	3x20x8		Formed Metal	60	
	Qual	3	Cond 3	Year 1970	Eff Age 42		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (3.88 x 60)		233		233	186	47
	CPDT	Carport - Detached	24x20x8		Formed Metal	480	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (8.36 x 480)		4,013		4,013	3,210	803
	SHDS	Yard Shed - Wood	8x10x6		Composition Shingle	80	
	Qual	3	Cond 3	Year 1950	Eff Age 76		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (25.91 x 80)		2,073		2,073	1,658	415