



# 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	300004829				<p>1001-00-023-009-0-002-00_003.JPG 1/6/2023</p>				
Parcel ID	1001-00-023-009-0-002-00								
Cadastral ID	1001-023-009-00-0-002-00								
Property Type	REAL - Real Property								
Property Class	UR	VI Area 1							
Tax Area	201 - 4T-BUFFALO-C								
Name ID	14376								
INGRAHAM, GLENDA (LIFE ESTATE) C/O DARREL & LYNETTE INGRAHAM									
PO BOX 316 BUFFALO OK 73834-0000									
Parcel Location									
Situs	00510 SE THIRD ST								
Subdivision	BUFFALO ORIG								
Lot/Block	0009 / 0023	Parcel Size 2 - Lots							
Sec/Twn/Rng	/ / /								
Neighborhood	100100 - BUFFALO ORIG\MILLERS								
School District	4-BUFFAL - 4-BUFFALO								
Legal Description	Lat/Long: 36.97762140 -99.86071386				Building Permits				
BUFFALO ORIG. BLOCK 23 LOTS S 60' OF 9 THRU 12 GLENDA DECEASED 10/30/2025					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	/	INGRAHAM, GLENDA (LIFE ESTATE)			
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax
Remove Cap			Land Value	1,800	1,180	12%	Assessed	3,490	274.80
Year Frozen	2013		Improvements	42,553	27,898		Penalty	0	
Uncapped Value	0		Mobile Home	0	0		Exemption	1,000	-79.00
TIF Project ID	0		Total Value	44,353	29,078		Total Taxable	2,490	196.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300004829	INGRAHAM, GLENDA (LIFE ESTATE)			201	44,353	1000	2,490	196.00
2024	2024-300004829	INGRAHAM, GLENDA (LIFE ESTATE)			201	48,315	1000	2,490	203.00
2023	2023-300004829	INGRAHAM, GLENDA (LIFE ESTATE)			201	45,256	1000	2,490	206.00
2022	2022-300004829	INGRAHAM, GLENDA (LIFE ESTATE)			201	45,256	1000	2,490	205.00
2021	2021-300004829	INGRAHAM, GLENDA (LIFE ESTATE)			201	45,256	1000	2,490	206.00
2020	2020-300004829	INGRAHAM, GLENDA (LIFE ESTATE)			201	45,256	1000	2,490	205.00
2019	2019-0004829	INGRAHAM, GLENDA (LIFE ESTATE)			201	45,256		2,489	206.00
2018	2018-0004829	INGRAHAM, GLENDA (LIFE ESTATE)			201	45,256		2,489	206.00
2017	2017-0004829	INGRAHAM, GLENDA (LIFE ESTATE)			201	46,436		2,489	207.00
2016	2016-0004829	INGRAHAM, GLENDA (LIFE ESTATE)			201	47,617		2,489	212.00
2015	2015-0004829	INGRAHAM, GLENDA (LIFE ESTATE)			201	47,798		2,489	198.00
2014	2014-0004829	INGRAHAM, GLENDA			201	45,428		2,489	199.00
2013	2013-0004829	INGRAHAM, GLENDA			201	61,209		2,489	198.00



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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	100 x 60	
Lot Count		
Units Buildable	1800	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	6,000.00 x .30 = 1,800	
Factor Value		
Adjustments		
Lot Value	1,800	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2.15 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,596 / 1,596
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	784 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1965 / 73



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	

Cost Approach		Manual :	
Base Cost	72.16	Total Misc Impr	+ 8,145
Roofing Adj	+ 3.30	Garage Cost	+ 15,314
Subfloor Adj	+ 1.58	Total RCN	= 169,142
Heat/Cool Adj	+ 9.08	Depreciation ( 77%)	- 130,239
Plumbing Adj	+ 5.17	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 38,903
Adj Base Cost	= 91.28	Lot Value	+ 1,800
Total Area	x 1,596	Indicated Value	= 40,703
Adjusted Cost	= 145,683	Value Per SqFt	25.50

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	38,903		
Lot Value	1,800		
Indicated Value	40,703	25.50	Per SqFt
Agland Value			
Site Improvements	2,031		
Total Value	42,734	26.78	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH	2235	24x7		168	48.48		8,145



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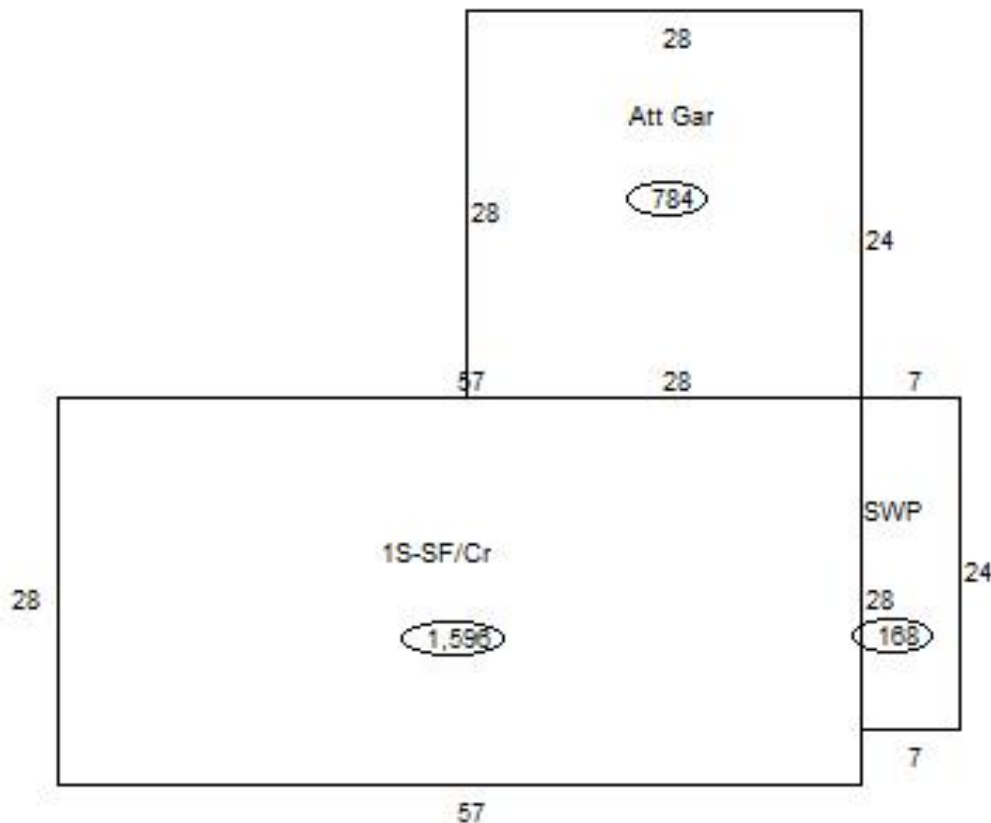
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Sketch Image

300004829



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,596	1.000	1,596
2	G	1		20	Att Gar	784	1.000	784
3	M	EPSW		20	SWP	168	1.000	168
<b>Total Building Area</b>						1,596		1,596



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Metal	14x8x6		Formed Metal	112
	Qual	3	Cond 3	Year 2003	Eff Age 23	
	<b>Valuation Summary</b> Base Cost (23.43 x 112) 2,624		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (65% Phys/ % Func)</b>	<b>RCNLD</b>
	SHDS	Yard Shed - Metal	12x12x6		Formed Metal	144
	Qual	3	Cond 3	Year 2003	Eff Age 23	
	<b>Valuation Summary</b> Base Cost (22.09 x 144) 3,181		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (65% Phys/ % Func)</b>	<b>RCNLD</b>