



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:58:22
Page 1

Assessment Data					Primary Image									
Account	300004849													
Parcel ID	1001-00-025-018-0-001-00													
Cadastral ID	1001-025-018-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	1											
Tax Area	201 - 4T-BUFFALO-C													
Name ID	25412													
SNYDER, JEFF B.														
410 E. BROAD STREET BUFFALO OK 73834-														
Parcel Location														
Situs	00410 E BROAD													
Subdivision	BUFFALO ORIG													
Lot/Block	0018 / 0025	Parcel Size	5 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
House 1/6/2023														
Legal Description Lat/Long: 36.95301756 -99.88807820														
BUFFALO ORIG. BLOCK 25 LOTS 18 THRU 22 BOOK 778 PAGE 66														
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					
					778/66	CRAWFORD, LESLIE	09/21/2023	70,000	Q					
					700/238	JOHNSON, RICKY &	07/12/2014	56,000	21					
					/	CRAWFORD, LESLIE								
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap	2024	Land Value	5,880	5,880	12%	706	Assessed	8,394	660.94					
Year Frozen		Improvements	64,063	64,063		7,688	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	69,943	69,943		8,394	Total Taxable	8,394	661.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300004849	SNYDER, JEFF B.	201	69,943	0	8,394	661.00							
2024	2024-300004849	SNYDER, JEFF B.	201	70,000	0	8,400	684.00							
2023	2023-300004849	SNYDER, JEFF B.	201	51,377	0	6,166	510.00							
2022	2022-300004849	CRAWFORD, LESLIE	201	51,377	0	6,166	507.00							
2021	2021-300004849	CRAWFORD, LESLIE	201	51,377	0	6,166	509.00							
2020	2020-300004849	CRAWFORD, LESLIE	201	51,377	0	6,166	507.00							
2019	2019-0004849	CRAWFORD, LESLIE	201	52,313		5,278	437.00							
2018	2018-0004849	PEARSON, GLENN R.	201	54,186		5,503	456.00							
2017	2017-0004849	PEARSON, GLENN R.	201	54,186		6,503	541.00							
2016	2016-0004849	PEARSON, GLENN R.	201	55,122		6,616	563.00							
2015	2015-0004849	PEARSON, GLENN R.	201	56,000		6,721	534.00							
2014	2014-0004849	PEARSON, GLENN R.	201	33,600		2,503	201.00							
2013	2013-0004849	JOHNSON, RICKY &	201	35,534		345	27.00							




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Date 02/06/2026
 Time 06:58:22
 Page 2

Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	140 x 140	
Lot Count		
Units Buildable	5880	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	19,600.00 x .30 = 5,880	
Factor Value		
Adjustments		
Lot Value	5,880	

Residential Data	
Type	1 Single Family Residence
Condition	4.25 - Good
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,062 / 1,062
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.0 / 0.5
Basement Area	
Garage Type	990 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1940 / 65

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	63,197		
Lot Value	5,880		
Indicated Value	69,077	65.04	Per SqFt
Agland Value			
Site Improvements	1,111		
Total Value	70,188	66.09	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	96.73	Total Misc Impr	+ 10,442
Roofing Adj	+ 4.99	Garage Cost	+ 39,080
Subfloor Adj	+ 0.00	Total RCN	= 180,562
Heat/Cool Adj	+ 12.33	Depreciation (65%)	- 117,365
Plumbing Adj	+ 9.33	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 63,197
Adj Base Cost	= 123.39	Lot Value	+ 5,880
Total Area	x 1,062	Indicated Value	= 69,077
Adjusted Cost	= 131,040	Value Per SqFt	65.04

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	2261	22x11	1940	242	43.15		10,442



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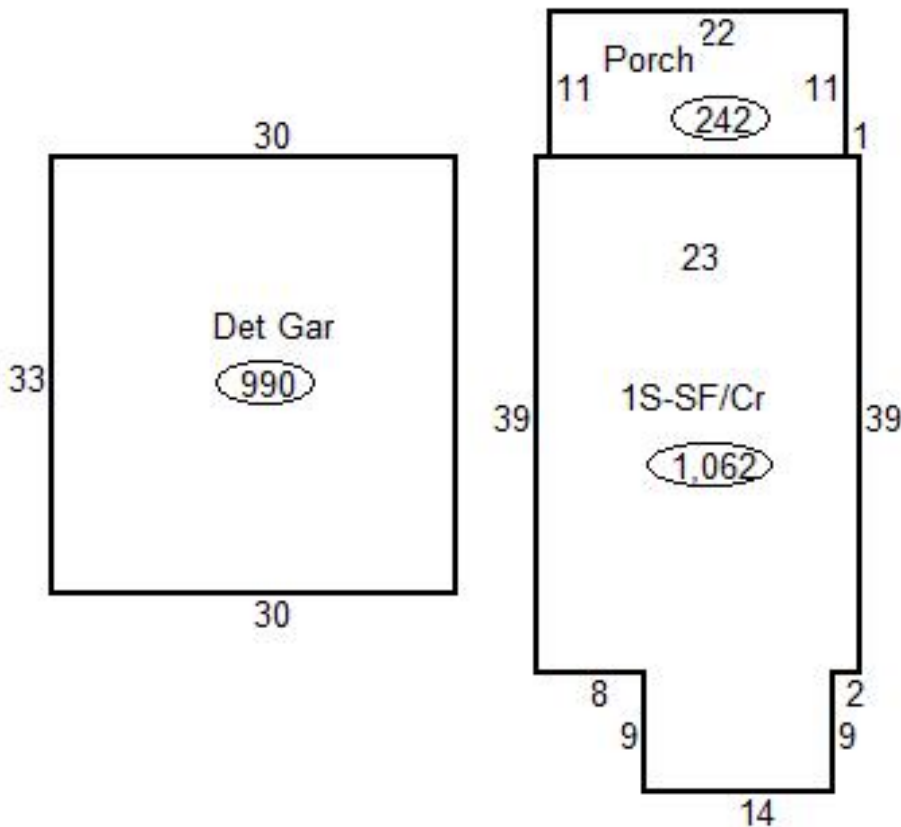
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Date 02/06/2026
Time 06:58:22
Page 3

Sketch Image

300004849



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	242	1.000	242
2	R	1	Crawl	20	1S-SF/Cr	1,062	1.000	1,062
3	G	2		20	Det Gar	990	1.000	990
Total Building Area						1,062		1,062



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Time 06:58:22
Page 4

300004849

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	CPDT	Carport - Detached	11x20x8	Base	Formed Metal	220		
	Qual	4.5	Cond	4.5	Year	2010	Eff Age	12
				0				
		Valuation Summary	Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD		
		Base Cost (10.52 x 220)	2,314		2,314	1,203	1,111	