




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:58:47
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300004877 Parcel ID 1001-00-035-011-0-001-00 Cadastral ID 1001-035-011-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 201 - 4T-BUFFALO-C Name ID 14404 BROCK, IVALEE (LIFE ESTATE) % STEVE WHEATON 616 SE 2ND BUFFALO OK 73834-0000 Parcel Location Situs 00622 SE SECOND Subdivision BUFFALO ORIG Lot/Block 0011 / 0035 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					 <p>1001-00-035-011-0-001-00 01/06/23</p>																																																																																																																				
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Legal Description Lat/Long: 36.83156020 -99.63196628					Building Permits																																																																																																																				
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Date 02/06/2026
 Time 06:58:47
 Page 2

Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	50 x 140	
Lot Count		
Units Buildable	2100	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	7,000.00 x .30 = 2,100	
Factor Value		
Adjustments		
Lot Value	2,100	

Residential Data	
Type	1 Single Family Residence
Condition	2.8 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,384 / 1,384
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	1945 / 84

House & Sidewalk	1/9/2023
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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	85.05	Total Misc Impr	+ 10,163
Roofing Adj	+ 4.05	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 154,763
Heat/Cool Adj	+ 10.77	Depreciation (80%)	- 123,810
Plumbing Adj	+ 4.61	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 30,953
Adj Base Cost	= 104.48	Lot Value	+ 2,100
Total Area	x 1,384	Indicated Value	= 33,053
Adjusted Cost	= 144,600	Value Per SqFt	23.88

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	30,953		
Lot Value	2,100		
Indicated Value	33,053	23.88	Per SqFt
Agland Value			
Site Improvements	163		
Total Value	33,216	24.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Raised Slab Porch - Open	2292	10x4		40	9.78		391
EPKS	Enclosed Porch - Kneewall Screen	2293	20x14		280	24.54		6,871
CPDT	Carport - Detached	8661	25x12		300	9.67		2,901



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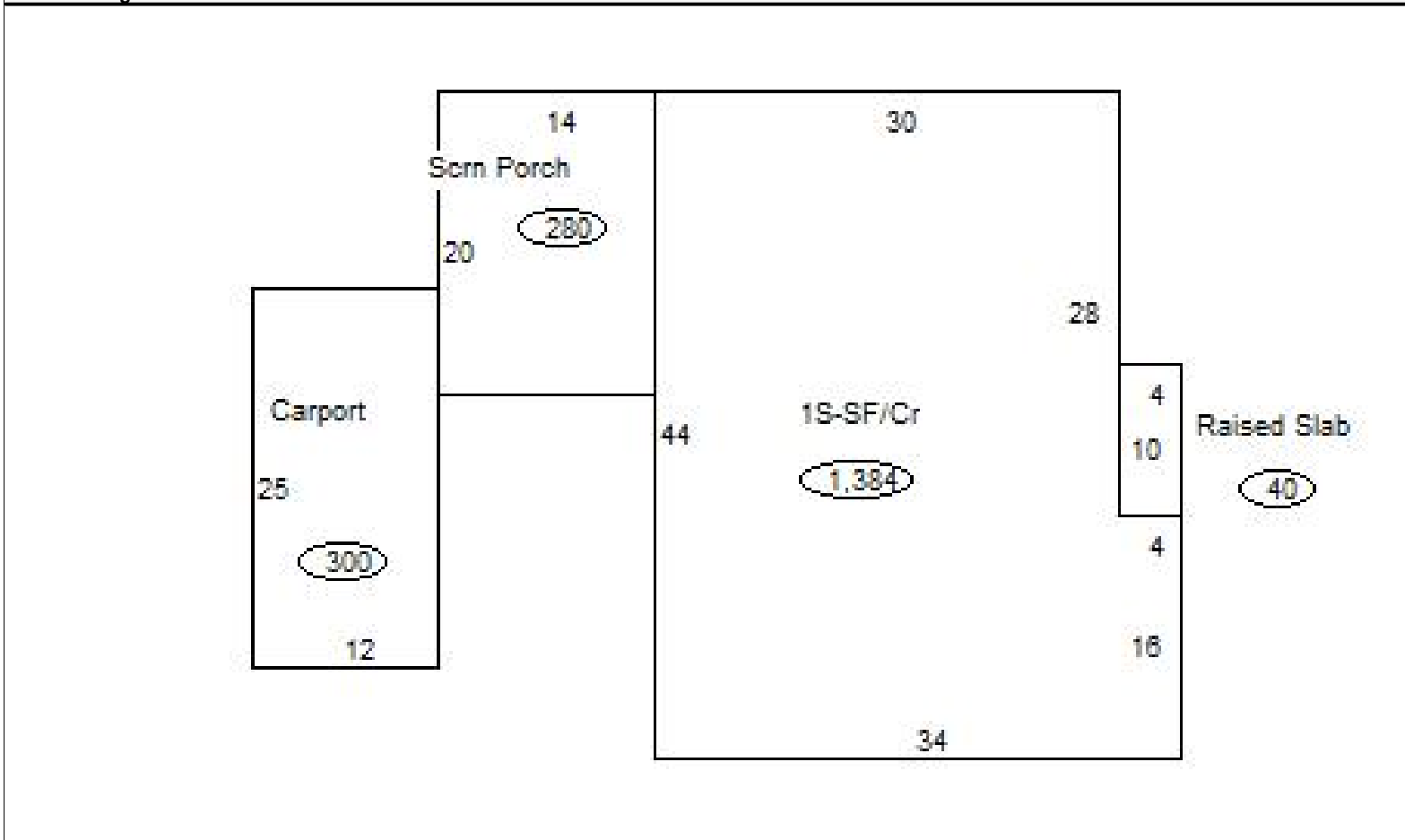
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 Time 06:58:47
 Page 3

Sketch Image

300004877



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,384	1.000	1,384
2	M	PATO		20	Raised Slab	40	1.000	40
3	M	EPKS		20	Scrn Porch	280	1.000	280
4	M	CPDT		20	Carport	300	1.000	300
Total Building Area						1,384		1,384



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Page 4

300004877

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / SIDEWALK	40x3x0			120
	Qual	3	Cond 3	Year 1990	Eff Age 36	
				0		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (6.78 x 120)		814		814 651		163