



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:59:17  
 Page 1

Assessment Data					Primary Image									
Account	300004911				<p>1001-00-049-006-0-001-00_003.JPG 1/9/2023</p>									
Parcel ID	1001-00-049-006-0-001-00													
Cadastral ID	1001-049-006-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area 1												
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14421													
HERNANDEZ, KRISTEN NICHOLE														
P O BOX 284 BUFFALO OK 73834-0000														
Parcel Location														
Situs	00111 E 13 RD													
Subdivision	BUFFALO ORIG													
Lot/Block	0006 / 0049	Parcel Size 7 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.83084818 -99.63073904														
BUFFALO ORIG. BLOCK 49 LOTS: 6 THRU 12														
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					
					747/269	CLIFF BRINSON, SHERIFF	09/30/2019	0	10					
					616/709	BAYNE, BOBBY L. & ETUX	09/05/2006	8,000	Q					
					593/551	BECK, JAMES J. & PHYLLIS	06/05/2004	5,000	PQ					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap	2020	Land Value	7,350	7,350	12%	882	Assessed	7,500	590.55					
Year Frozen		Improvements	3,520	1,822		219	Penalty	0						
Uncapped Value	0	Mobile Home	54,267	53,326		6,399	Exemption	0	0.00					
TIF Project ID	0	Total Value	65,137	62,498		7,500	Total Taxable	7,500	591.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300004911	HERNANDEZ, KRISTEN NICHOLE	201	65,137	0	7,142	562.00							
2024	2024-300004911	HERNANDEZ, KRISTEN NICHOLE	201	66,433	0	6,803	554.00							
2023	2023-300004911	HERNANDEZ, KRISTEN NICHOLE	201	53,989	0	6,479	536.00							
2022	2022-300004911	HERNANDEZ, KRISTEN NICHOLE	201	53,989	0	6,479	533.00							
2021	2021-300004911	HERNANDEZ, KRISTEN NICHOLE	201	53,989	0	6,479	535.00							
2020	2020-300004911	HERNANDEZ, KRISTEN NICHOLE	201	53,989	0	6,479	533.00							
2019	2019-0004911	HERNANDEZ, KRISTEN NICHOLE	201	54,466		5,536	459.00							
2018	2018-0004911	THOMPSON, PAM	201	56,598		5,791	480.00							
2017	2017-0004911	THOMPSON, PAM	201	58,507		6,021	501.00							
2016	2016-0004911	THOMPSON, PAM	201	69,895		6,268	533.00							
2015	2015-0004911	THOMPSON, PAM	201	58,802		6,056	481.00							
2014	2014-0004911	THOMPSON, PAM	201	60,313		6,237	500.00							
2013	2013-0004911	THOMPSON, DOUG AND	201	72,231		6,313	503.00							



# Harper

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Date 02/06/2026  
 Time 06:59:18  
 Page 2

Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	175 x 140	<p>1001-00-049-006-0-001-00_003.JPG 1/9/2023</p>
Lot Count		
Units Buildable	7350	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	24,500.00 x .30 = 7,350	
Factor Value		
Adjustments		
Lot Value	7,350	

Residential Data	
Type	6 Mobile Home 55 x 28
Condition	3 - Average
Quality	3 - Average
Architecture	DWMH Multi-wide MH
Style	100% Double Wide
Exterior Wall	100% Lap
Base/Total Area	1,540 / 1,540
Style	100% Double Wide
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	
Remodel	
Year/Eff Age	2005 / 21



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	48.27	Total Misc Impr	+ 1,262
Roofing Adj	+ 2.24	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 91,783
Heat/Cool Adj	+ 2.39	Depreciation ( 45%)	- 41,302
Plumbing Adj	+ 5.88	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 50,481
Adj Base Cost	= 58.78	Lot Value	+ 7,350
Total Area	x 1,540	Indicated Value	= 57,831
Adjusted Cost	= 90,521	Value Per SqFt	37.55

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	50,481		
Lot Value	7,350		
Indicated Value	57,831	37.55	Per SqFt
Agland Value			
Site Improvements	3,270		
Total Value	61,101	39.68	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	2352	10x5		50	25.24		1,262



Harper

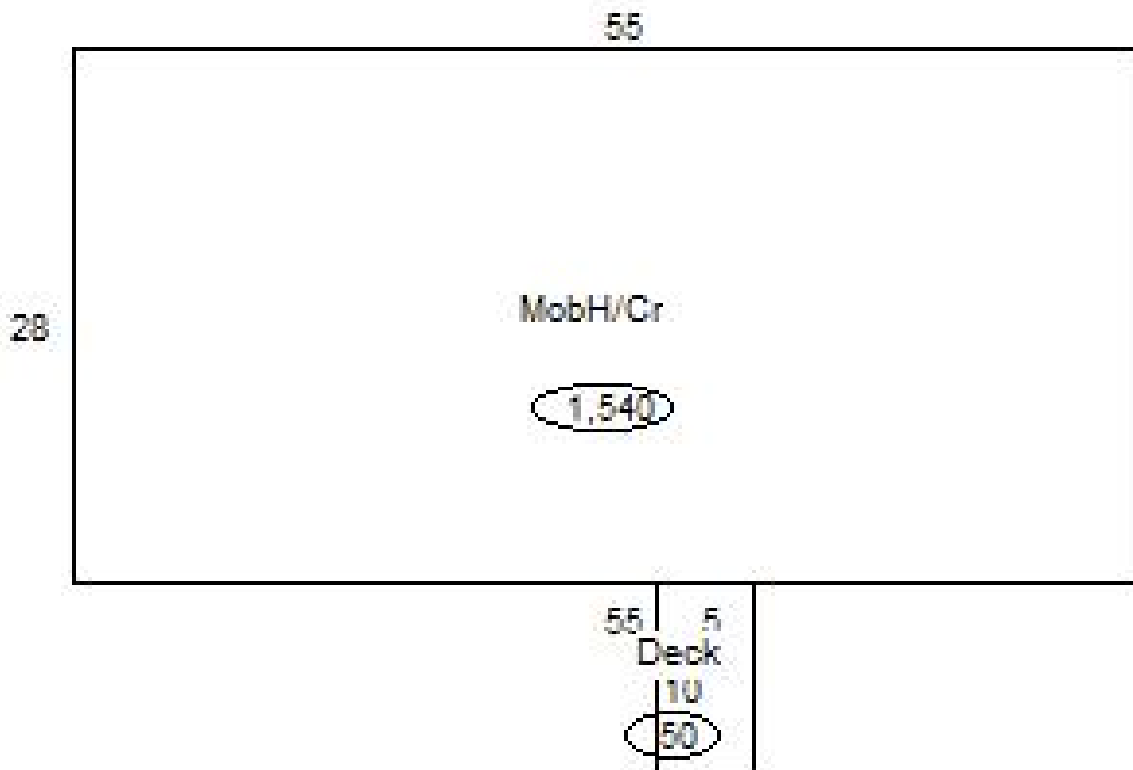
Assessment Property Record Card for Tax Year 2026

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Date 02/06/2026  
Time 06:59:18  
Page 3

Sketch Image

300004911



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14	Crawl	20	MobH/Cr	1,540	1.000	1,540
2	M	WODO		20	Deck	50	1.000	50
<b>Total Building Area</b>						1,540		1,540



# Harper

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Date 02/06/2026  
Time 06:59:18  
Page 4

300004911

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Wood	8x8x6		Composition Shingle	64
	Qual	3	Cond 3	Year 2008	Eff Age 18	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (56% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (28.05 x 64)	1,795		1,795	1,005	790
	CPDT	Carport - Detached	30x20x10		Formed Metal	600
	Qual	3	Cond 3	Year 2007	Eff Age 19	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (67% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (8.80 x 600)	5,280		5,280	3,538	1,742
	PACN	Paving - Concrete	30x30x0			900
	Qual	3	Cond 3	Year 2005	Eff Age 21	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.10 x 900)	3,690		3,690	2,952	738