




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:59:18
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Assessment Data					Primary Image																																																																																																																				
Account 300004912 Parcel ID 1001-00-049-013-0-001-00 Cadastral ID 1001-049-013-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 201 - 4T-BUFFALO-C Name ID 14422 COTTER, DONALD B. ETUX 107 E COUNTY RD BUFFALO OK 73834-0000 Parcel Location Situs 00107 E COUNTY RD Subdivision BUFFALO ORIG Lot/Block 0013 / 0049 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					 <p>1001-00-049-013-0-001-00_003.JPG 1/9/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.83029856 -99.63468848 BUFFALO ORIG BLOCK 49 LOTS: 13-14-15																																																																																																																									
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Lot Data		Square-Foot - BUFFALO ORIGMILLERS
Lot Size	75 x 140	
Lot Count		
Units Buildable	3150	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,500.00 x .30 = 3,150	
Factor Value		
Adjustments		
Lot Value	3,150	



Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,316 / 1,316
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	672 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1965 / 67

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	87.59	Total Misc Impr	+ 370
Roofing Adj	+ 3.71	Garage Cost	+ 14,834
Subfloor Adj	+ 0.99	Total RCN	= 155,305
Heat/Cool Adj	+ 9.78	Depreciation (70%)	- 108,714
Plumbing Adj	+ 4.39	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 46,591
Adj Base Cost	= 106.46	Lot Value	+ 3,150
Total Area	x 1,316	Indicated Value	= 49,741
Adjusted Cost	= 140,101	Value Per SqFt	37.80

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	46,591		
Lot Value	3,150		
Indicated Value	49,741	37.80	Per SqFt
Agland Value			
Site Improvements	1,720		
Total Value	51,461	39.10	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Raised Slab Porch - Open	2354	8x5		40	9.25		370



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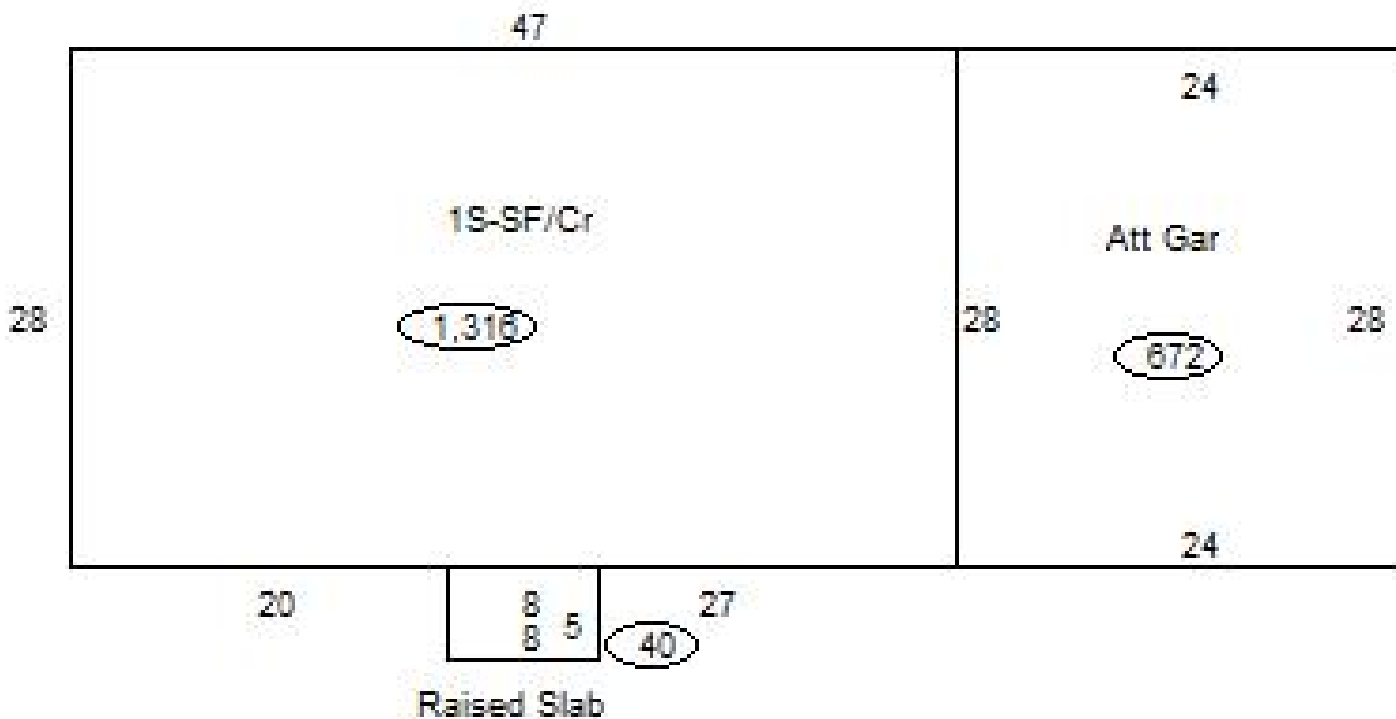
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Sketch Image

300004912



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		20	Att Gar	672	1.000	672
2	M	PATO		20	Raised Slab	40	1.000	40
3	R	1	Crawl	20	1S-SF/Cr	1,316	1.000	1,316
Total Building Area						1,316		1,316



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed - Wood	6x10x6		Composition Shingle	60	
	Qual	3	Cond 3	Year 2000	Eff Age 26		
	Valuation Summary			Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
	Base Cost (28.59 x 60)		1,715		1,715	1,201	514
	CPDT	Carport - Detached	21x19x8		Formed Metal	399	
	Qual	3	Cond 3	Year 1995	Eff Age 31		
	Valuation Summary			Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (7.94 x 399)		3,168		3,168	2,534	634
	PACN	Paving - Concrete	33x21x0			693	
	Qual	3	Cond 3	Year 1965	Eff Age 61		
	Valuation Summary			Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.13 x 693)		2,862		2,862	2,290	572