




Harper

Assessment Property Record Card for Tax Year 2026

Date provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image					
Account	300004914				 <p>1001-00-049-019-0-001-00_001.JPG 1/9/2023</p>					
Parcel ID	1001-00-049-019-0-001-00									
Cadastral ID	1001-049-019-00-0-001-00									
Property Type	REAL - Real Property									
Property Class	UR	VI Area 1								
Tax Area	201 - 4T-BUFFALO-C									
Name ID	24583									
THOMAS, JUDY J, ETAL										
35731 S CR 190										
FT. SUPPLY OK 73841-0000										
Parcel Location										
Situs	00817 SE FIRST ST									
Subdivision	BUFFALO ORIG									
Lot/Block	0019 / 0049	Parcel Size 3 - Lots								
Sec/Twn/Rng	/ / /									
Neighborhood	100100 - BUFFALO ORIG/MILLERS									
School District	4-BUFFAL - 4-BUFFALO									
Legal Description Lat/Long: 36.83111515 -99.63097732										
BUFFALO ORIG BLOCK 49 LOTS 19-20-21 BOOK 760 BOOK 699 LINDA M. COX, JUDY J. THOMAS, & REGINA R. BEACHAM UND 1/3 EA										
Exemptions										
Code	Type	Active	Maximum	Exemption	Building Permits					
					Number	Description	Opened	Closed	Amount	
					Sale History					
					Bk/Pg	Grantor	Date	Price	Code	
					760/699	BEAGLEY, EVELYN (LIFE EST.)	06/10/2021		0 04	
					/	BEAGLEY, EVELYN (LIFE EST.)				
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	
Remove Cap	2022		Land Value	3,150	2,424	12%	291	Assessed	4,356	342.99
Year Frozen			Improvements	53,446	33,873		4,065	Penalty	0	
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0		Total Value	56,596	36,297		4,356	Total Taxable	4,356	343.00
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-300004914	THOMAS, JUDY J, ETAL			201	56,596	0	4,149	327.00	
2024	2024-300004914	THOMAS, JUDY J, ETAL			201	61,989	0	3,951	322.00	
2023	2023-300004914	JUDY J. THOMAS, ETAL			201	45,985	0	3,763	311.00	
2022	2022-300004914	JUDY J. THOMAS, ETAL			201	45,985	0	3,763	310.00	
2021	2021-300004914	JUDY J. THOMAS, ETAL			201	45,985	1000	2,763	228.00	
2020	2020-300004914	BEAGLEY, EVELYN (LIFE EST.)			201	45,985	1000	2,763	227.00	
2019	2019-0004914	BEAGLEY, EVELYN (LIFE EST.)			201	46,045		2,763	229.00	
2018	2018-0004914	BEAGLEY, EVELYN			201	46,045		2,763	229.00	
2017	2017-0004914	BEAGLEY, EVELYN			201	47,169		2,763	230.00	
2016	2016-0004914	BEAGLEY, EVELYN			201	48,294		2,763	235.00	
2015	2015-0004914	BEAGLEY, EVELYN			201	50,398		2,763	219.00	
2014	2014-0004914	BEAGLEY, EVELYN			201	51,527		2,763	221.00	
2013	2013-0004914	BEAGLEY, EVELYN			201	58,748		2,763	220.00	



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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	75 x 140	<p>1001-00-049-019-0-001-00_001.JPG 1/9/2023</p>
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	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,220 / 1,220
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	3 / 1.0 /
Basement Area	
Garage Type	338 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	88.03	Total Misc Impr	+ 13,659
Roofing Adj	+ 4.17	Garage Cost	+ 10,274
Subfloor Adj	+ 0.00	Total RCN	= 155,925
Heat/Cool Adj	+ 10.77	Depreciation (68%)	- 106,029
Plumbing Adj	+ 5.23	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 49,896
Adj Base Cost	= 108.19	Lot Value	+ 3,150
Total Area	x 1,220	Indicated Value	= 53,046
Adjusted Cost	= 131,992	Value Per SqFt	43.48

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	49,896		
Lot Value	3,150		
Indicated Value	53,046	43.48	Per SqFt
Agland Value			
Site Improvements	2,076		
Total Value	55,122	45.18	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
RSPC	Raised Slab Porch - Covered	2364	144		144	39.87	5,741
RSPC	Raised Slab Porch - Covered	2365	20x10		200	39.59	7,918



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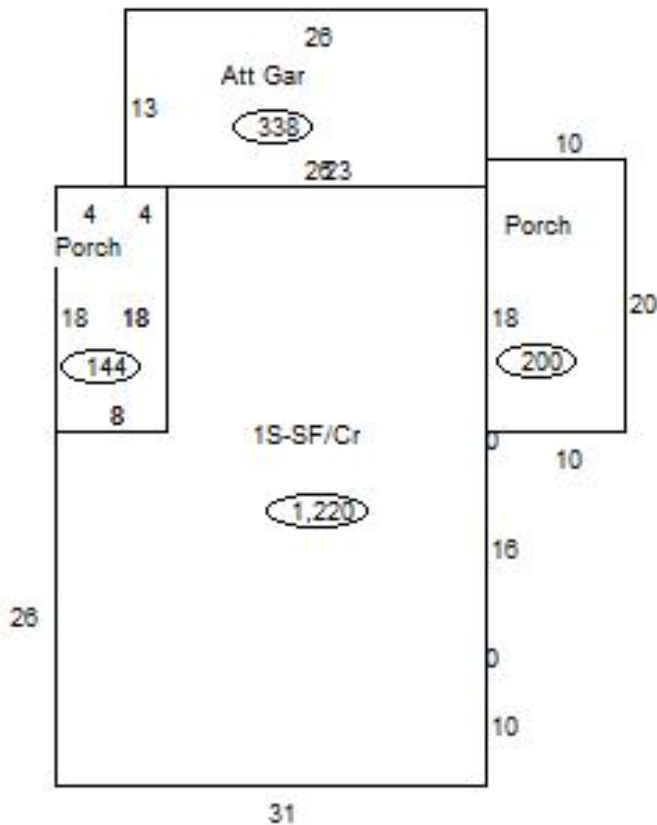
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		20	Att Gar	338	1.000	338
2	M	RSPC		20	Porch	144	1.000	144
3	M	RSPC		20	Porch	200	1.000	200
4	R	1	Crawl	20	1S-SF/Cr	1,220	1.000	1,220
Total Building Area						1,220		1,220



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	18x20x8		Formed Metal	360
	Qual	3	Cond 3	Year 2005	Eff Age 21	
	Valuation Summary		Modifier Total	RCN	Depr (71% Phys/ % Func)	RCNLD
	Base Cost (8.04 x 360)	2,894		2,894	2,055	839
	SHDS	Yard Shed - Wood	10x20x8		Composition Shingle	200
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
	Base Cost (20.62 x 200)	4,124		4,124	2,887	1,237