



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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 Time 06:59:22  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300004916 <b>Parcel ID</b> 1001-00-049-023-0-001-00 <b>Cadastral ID</b> 1001-049-023-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 1 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 16784 ENGLAND, TERRANCE WAYNE  PO BOX 208 BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 00803 E. LOCUST <b>Subdivision</b> BUFFALO ORIG <b>Lot/Block</b> 0023 / 0049 <b>Parcel Size</b> 2 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO					<p>1001-00-049-022-0-001-00 01/06/23</p> <p>1001-00-049-022-0-001-00_003.JPG 1/9/2023</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.83082676 -99.63134897																																																																																																																									
<b>Legal Description</b> BUFFALO ORIG. BLOCK 49 LOTS: 23-24 BOOK 776 PAGE 489					<b>Building Permits</b> <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																																																																																																											
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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	50 x 140	<p>1001-00-049-022-0-001-00_003.JPG 1/9/2023</p>
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 - Fair
Quality	2.25 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
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	3 / 1.0 /
Basement Area	
Garage Type	420 Carport - Gable Roof
Remodel	
Year/Eff Age	1965 / 73



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	75.20	Total Misc Impr	+ 8,372
Roofing Adj	+ 3.52	Garage Cost	+ 2,613
Subfloor Adj	+ 1.47	Total RCN	= 134,215
Heat/Cool Adj	+ 9.27	Depreciation ( 77%)	- 103,345
Plumbing Adj	+ 4.17	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 30,870
Adj Base Cost	= 93.64	Lot Value	+ 2,100
Total Area	x 1,316	Indicated Value	= 32,970
Adjusted Cost	= 123,230	Value Per SqFt	25.05

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	30,870		
Lot Value	2,100		
Indicated Value	32,970	25.05	Per SqFt
Agland Value			
Site Improvements	560		
Total Value	33,530	25.48	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	2367	19x5		95	33.85		3,216
SHDS	OPEN PORCH	2369	12x11		132	19.96		2,635
PATC	Patio - Covered	2371	17x10		170	14.83		2,521



Harper

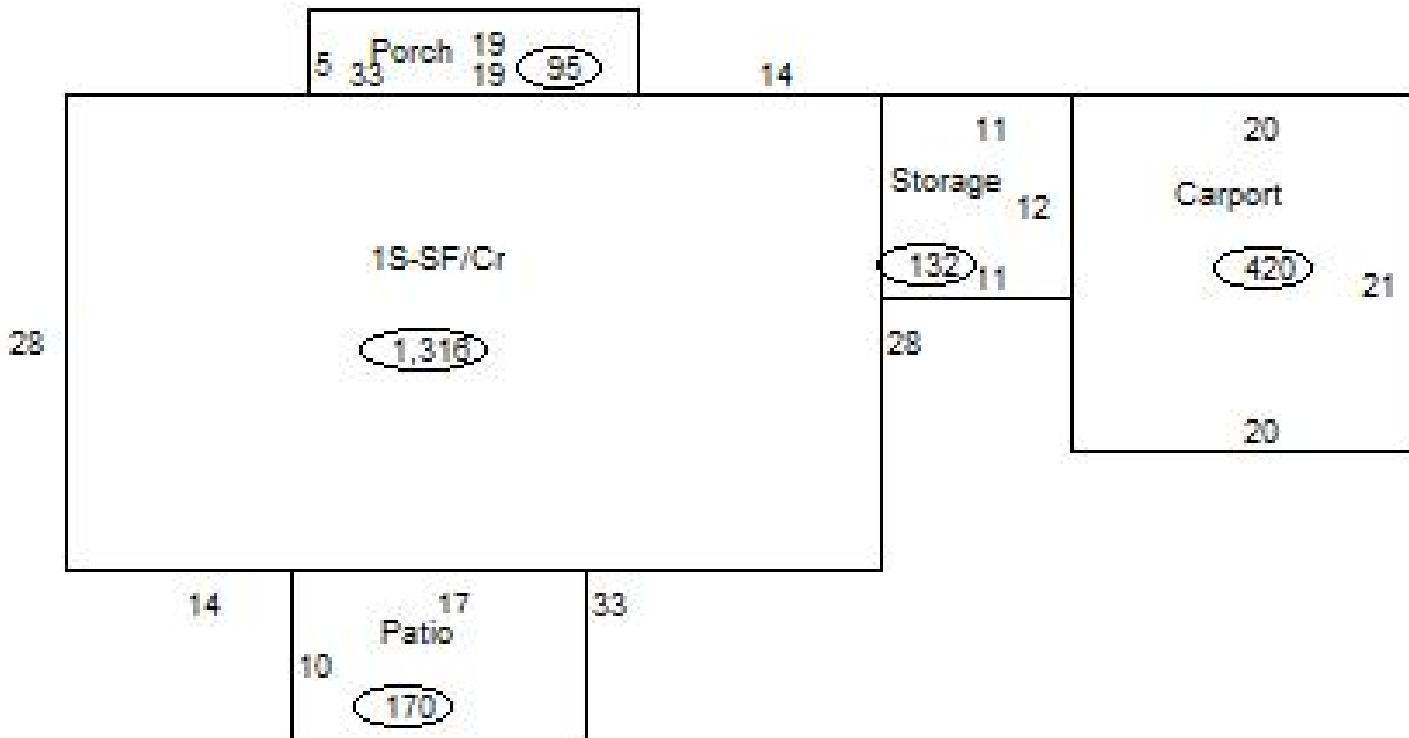
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	95	1.000	95
2	R	1	Crawl	20	1S-SF/Cr	1,316	1.000	1,316
3	M	SHDS		20	Storage	132	1.000	132
4	G	3		20	Carport	420	1.000	420
5	M	PATC		20	Patio	170	1.000	170
<b>Total Building Area</b>						1,316		1,316



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Wood	10x8x6		Composition Shingle	80
	Qual 3	Cond 3	Year 1998	Eff Age 28		

Valuation Summary	Modifier Total	RCN	Depr (73% Phys/ % Func)	RCNLD
Base Cost (25.91 x 80)	2,073		2,073	1,513
				560