



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:59:23  
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Assessment Data					Primary Image																																																																																																															
<b>Account</b> 300004917 <b>Parcel ID</b> 1010-00-001-001-0-001-00 <b>Cadastral ID</b> 1010-001-001-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 2 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 13439 SPRADLIN, FRANK DALE & CAROL RENE SPRADLIN  P O BOX 285 BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 00923 US 64 HWY <b>Subdivision</b> GEORGE ADDN. <b>Lot/Block</b> 0001 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO					<p>1010-00-001-001-0-001-00 02/22/24</p>																																																																																																															
<b>HOUSE</b> <span style="float: right;">2/23/2024</span>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.83964808 -99.62714333					<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	0 0	
Lot Count		
Units Buildable	13199	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	43,996.00 x .30 = 13,199	
Factor Value		
Adjustments		
Lot Value	13,199	

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% Frame, Siding, Wood
Base/Total Area	1,686 / 1,686
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	308 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1955 / 78

HOUSE	2/23/2024
-------	-----------

GRM Approach	
GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression	
MRA Code	
Adusted 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	76.08	Total Misc Impr	+ 11,773
Roofing Adj	+ 4.11	Garage Cost	+ 10,118
Subfloor Adj	+ 0.94	Total RCN	= 184,034
Heat/Cool Adj	+ 9.78	Depreciation ( 78%)	- 143,547
Plumbing Adj	+ 5.27	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 40,487
Adj Base Cost	= 96.17	Lot Value	+ 13,199
Total Area	x 1,686	Indicated Value	= 53,686
Adjusted Cost	= 162,143	Value Per SqFt	31.84

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	40,487		
Lot Value	13,199		
Indicated Value	53,686	31.84	Per SqFt
Agland Value			
Site Improvements	17,493		
Total Value	71,179	42.22	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1955	1	4,340.86		4,341
RSPC	Raised Slab Porch - Covered	2372	33x6	1955	198	35.48		7,025
PATO	Slab Porch - Open	2374	5x4	1955	20	9.25		185
PATO	Slab Porch - Open	2375	6x4	1955	24	9.25		222





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	HAYS	Hay Shed Open Sides	15x10x6	Concrete	Formed Metal	150	
	Qual	3	Cond 3	Year 2024	Eff Age 2		
				0			
				0			
				0			
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (7% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (12.54 x 150)	1,881	1,881	132	1,749	
	UTIL	Utility Building	40x30x10	Concrete	Formed Metal	1,200	
	Qual	3	Cond 3	Year 2005	Eff Age 21		
			<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>	<b>RCNLD</b>
			Base Cost (26.24 x 1,200)	31,488	31,488	15,744	15,744