



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:59:33  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300004928 <b>Parcel ID</b> 1030-00-005-001-0-001-00 <b>Cadastral ID</b> 1030-005-001-00-0-001-00 <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> 14428 FOSTER, NICHOLAS M. & TAMMY K. FOSTER  P O BOX 257 BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 00101 E BRULE ST <b>Subdivision</b> <b>Lot/Block</b> 0001 / 0005 <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																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.84429692 -99.62755013 HARPERS ADD BLOCK 5 LOTS: ALL BLOCK										<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	6912	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	23,040.00 x .30 = 6,912	
Factor Value		
Adjustments		
Lot Value	6,912	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% Two Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,236 / 2,472
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	9 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	345 Built-In Garage
Remodel	
Year/Eff Age	1955 / 64

HOUSE	2/23/2024
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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	72.26	Total Misc Impr	+ 3,683
Roofing Adj	+ 2.43	Garage Cost	+ 11,070
Subfloor Adj	+ 0.00	Total RCN	= 242,375
Heat/Cool Adj	+ 12.33	Depreciation ( 65%)	- 157,544
Plumbing Adj	+ 5.06	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 84,831
Adj Base Cost	= 92.08	Lot Value	+ 6,912
Total Area	x 2,472	Indicated Value	= 91,743
Adjusted Cost	= 227,622	Value Per SqFt	37.11

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	84,831		
Lot Value	6,912		
Indicated Value	91,743	37.11	Per SqFt
Agland Value			
Site Improvements	6,732		
Total Value	98,475	39.84	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	11606	10x8		80	26.98		2,158
WODO	Wood Deck - Open	11607	9x6		54	28.24		1,525



Harper

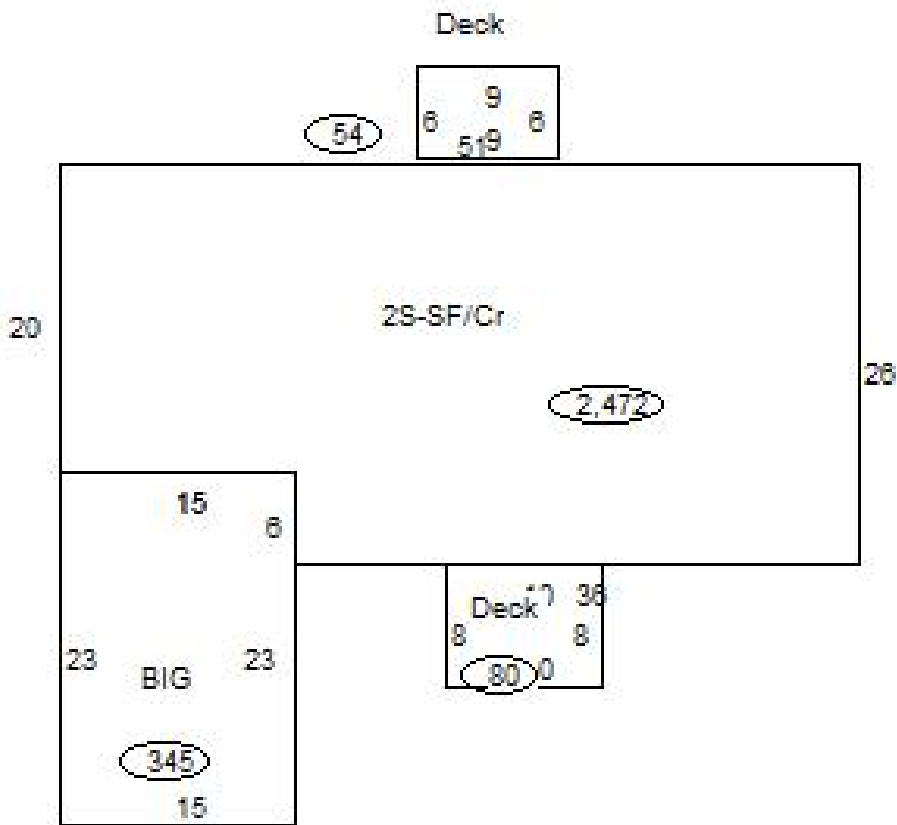
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Crawl	20	2S-SF/Cr	1,236	2.000	2,472
2	G	8		20	BIG	345	1.000	345
3	M	WODO		20	Deck	80	1.000	80
4	M	WODO		20	Deck	54	1.000	54
<b>Total Building Area</b>						1,236		2,472



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	HAYS	Open Face Shed	34x24x8	Concrete	Galvanized Metal	816
	Qual 3	Cond 3	Year 2015	Eff Age 11		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (11.52 x 816)		9,400	9,400	3,760	5,640
	PACN	Paving - Concrete	52x12x0	Concrete		624
	Qual 3	Cond 3	Year 2015	Eff Age 11		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (63% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.14 x 624)		2,583	2,583	1,627	956
	CPDT	Carport - Detached	18x10x6	Dirt	Composition Roll	180
	Qual 1	Cond 1	Year 1955	Eff Age 99		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (3.79 x 180)		682	682	546	136