




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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| Assessment Data | | | | | Primary Image | | | | | | | | | | | | | | | | | | | | | | | | |
|--|------------------|------------------|-----------|-----------|---|-------------|---------------|---------------|-------------|-------------------------------------|-------------|--------|--------|--------|---|--|--|--|--|-------|---------|------|-------|------|---------|-----------------|------------|--------|---|
| Account 300004929 Parcel ID 1030-00-006-001-0-001-00 Cadastral ID 1030-006-001-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 2 Tax Area 201 - 4T-BUFFALO-C Name ID 14429 OLMSTEAD, ADAM & MACKENZIE OLMSTEAD 107 E BRULE ST BUFFALO OK 73834-0000 Parcel Location Situs 00107 E BRULE ST Subdivision Lot/Block 0001 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO | | | | |  <p>1030-00-006-001-0-001-00 02/22/24</p> | | | | | | | | | | | | | | | | | | | | | | | | |
| HOUSE | | | | | | | | | | 2/23/2024 | | | | | | | | | | | | | | | | | | | |
| Legal Description | | | | | Building Permits | | | | | | | | | | | | | | | | | | | | | | | | |
| Lat/Long: 36.84396878 -99.62846228 | | | | | <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 colspan="5">HARPERS ADD BLOCK 6 LOTS: ALL BLOCK</td> </tr> </tbody> </table> | | | | | Number | Description | Opened | Closed | Amount | HARPERS ADD BLOCK 6 LOTS: ALL BLOCK | | | | | | | | | | | | | | |
| Number | Description | Opened | Closed | Amount | | | | | | | | | | | | | | | | | | | | | | | | | |
| HARPERS ADD BLOCK 6 LOTS: ALL BLOCK | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exemptions | | | | | Sale History | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td colspan="5">HARPERS ADD BLOCK 6 LOTS: ALL BLOCK</td> </tr> </tbody> </table> | | | | | Code | Type | Active | Maximum | Exemption | HARPERS ADD BLOCK 6 LOTS: ALL BLOCK | | | | | <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>726/556</td> <td>CATLIN, OPAL C.</td> <td>03/22/2017</td> <td>63,000</td> <td>Q</td> </tr> </tbody> </table> | | | | | Bk/Pg | Grantor | Date | Price | Code | 726/556 | CATLIN, OPAL C. | 03/22/2017 | 63,000 | Q |
| Code | Type | Active | Maximum | Exemption | | | | | | | | | | | | | | | | | | | | | | | | | |
| HARPERS ADD BLOCK 6 LOTS: ALL BLOCK | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | | | | | | | | | | | | | | | | |
| 726/556 | CATLIN, OPAL C. | 03/22/2017 | 63,000 | Q | | | | | | | | | | | | | | | | | | | | | | | | | |
| Parcel Valuation | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Source | | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 78.740 | Current Tax | | | | | | | | | | | | | | | | | | | | |
| Remove Cap | | | 6,156 | 6,156 | 12% | 739 | Assessed | 9,393 | 739.60 | | | | | | | | | | | | | | | | | | | | |
| Year Frozen | | | 72,113 | 72,113 | | 8,654 | Penalty | 0 | | | | | | | | | | | | | | | | | | | | | |
| Uncapped Value | | 0 | 0 | 0 | | 0 | Exemption | 0 | 0.00 | | | | | | | | | | | | | | | | | | | | |
| TIF Project ID | | 0 | 78,269 | 78,269 | | 9,393 | Total Taxable | 9,393 | 740.00 | | | | | | | | | | | | | | | | | | | | |
| Assessment History | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | | | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | | | | | | | | | | | |
| 2025 | 2025-300004929 | OLMSTEAD, ADAM & | | | 201 | 78,269 | 0 | 9,393 | 740.00 | | | | | | | | | | | | | | | | | | | | |
| 2024 | 2024-300004929 | OLMSTEAD, ADAM & | | | 201 | 83,444 | 0 | 9,030 | 735.00 | | | | | | | | | | | | | | | | | | | | |
| 2023 | 2023-300004929 | OLMSTEAD, ADAM & | | | 201 | 73,900 | 0 | 8,600 | 711.00 | | | | | | | | | | | | | | | | | | | | |
| 2022 | 2022-300004929 | OLMSTEAD, ADAM & | | | 201 | 69,576 | 0 | 8,191 | 674.00 | | | | | | | | | | | | | | | | | | | | |
| 2021 | 2021-300004929 | OLMSTEAD, ADAM & | | | 201 | 68,092 | 0 | 7,801 | 644.00 | | | | | | | | | | | | | | | | | | | | |
| 2020 | 2020-300004929 | OLMSTEAD, ADAM & | | | 201 | 61,910 | 0 | 7,429 | 611.00 | | | | | | | | | | | | | | | | | | | | |
| 2019 | 2019-0004929 | OLMSTEAD, ADAM & | | | 201 | 61,910 | | 7,429 | 616.00 | | | | | | | | | | | | | | | | | | | | |
| 2018 | 2018-0004929 | OLMSTEAD, ADAM & | | | 201 | 63,000 | | 7,560 | 627.00 | | | | | | | | | | | | | | | | | | | | |
| 2017 | 2017-0004929 | OLMSTEAD, ADAM & | | | 201 | 48,843 | | 4,473 | 372.00 | | | | | | | | | | | | | | | | | | | | |
| 2016 | 2016-0004929 | CATLIN, OPAL C. | | | 201 | 48,843 | | 4,314 | 367.00 | | | | | | | | | | | | | | | | | | | | |
| 2015 | 2015-0004929 | CATLIN, OPAL C. | | | 201 | 48,996 | | 4,159 | 330.00 | | | | | | | | | | | | | | | | | | | | |
| 2014 | 2014-0004929 | CATLIN, OPAL C. | | | 201 | 48,996 | | 4,009 | 321.00 | | | | | | | | | | | | | | | | | | | | |
| 2013 | 2013-0004929 | CATLIN, OPAL C. | | | 201 | 46,427 | | 3,863 | 308.00 | | | | | | | | | | | | | | | | | | | | |




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| Lot Data | Square-Foot - BUFFALO ORIGMILLERS | Primary Image |
|-----------------|-----------------------------------|--|
| Lot Size | 136.8 x 150 |  |
| Lot Count | | |
| Units Buildable | 6156 | |
| Non-Ag Acres | | |
| Topography | | |
| Street Access | | |
| Utilities | | |
| Amenities | | |
| Method | Square-Foot | |
| Base Lot Value | 20,520.00 x .30 = 6,156 | |
| Factor Value | | |
| Adjustments | | |
| Lot Value | 6,156 | |

| Residential Data | |
|------------------|-----------------------------------|
| Type | 1 Single Family Residence |
| Condition | 3.2 - Average |
| Quality | 3.4 - Average |
| Architecture | TRAD TRADITIONAL |
| Style | 100% One Story |
| Exterior Wall | 100% Frame, Siding, Vinyl |
| Base/Total Area | 1,766 / 1,766 |
| 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 | 480 Carport - Gable Roof 2 Stalls |
| Remodel | |
| Year/Eff Age | 1948 / 75 |

| | |
|-------|-----------|
| 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 | 83.82 | Total Misc Impr | + 1,180 |
| Roofing Adj | + 4.28 | Garage Cost | + 5,010 |
| Subfloor Adj | + 0.00 | Total RCN | = 190,101 |
| Heat/Cool Adj | + 12.02 | Depreciation (74%) | - 140,675 |
| Plumbing Adj | + 4.03 | Lump Sums | + 0 |
| Basement Adj | + 0.00 | RCNLD | = 49,426 |
| Adj Base Cost | = 104.14 | Lot Value | + 6,156 |
| Total Area | x 1,766 | Indicated Value | = 55,582 |
| Adjusted Cost | = 183,911 | Value Per SqFt | 31.47 |

| Value Reconciliation | | | |
|----------------------|---------------|-------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 49,426 | | |
| Lot Value | 6,156 | | |
| Indicated Value | 55,582 | 31.47 | Per SqFt |
| Agland Value | | | |
| Site Improvements | 20,183 | | |
| Total Value | 75,765 | 42.90 | Total Value Per SqFt |

| Miscellaneous Improvements | | | | | | | | |
|----------------------------|----------------------|-----------|------|------|-------|-----------|------|-------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| PRCH | Slab Porch - Covered | 2404 | 8x6 | | 48 | 24.58 | | 1,180 |



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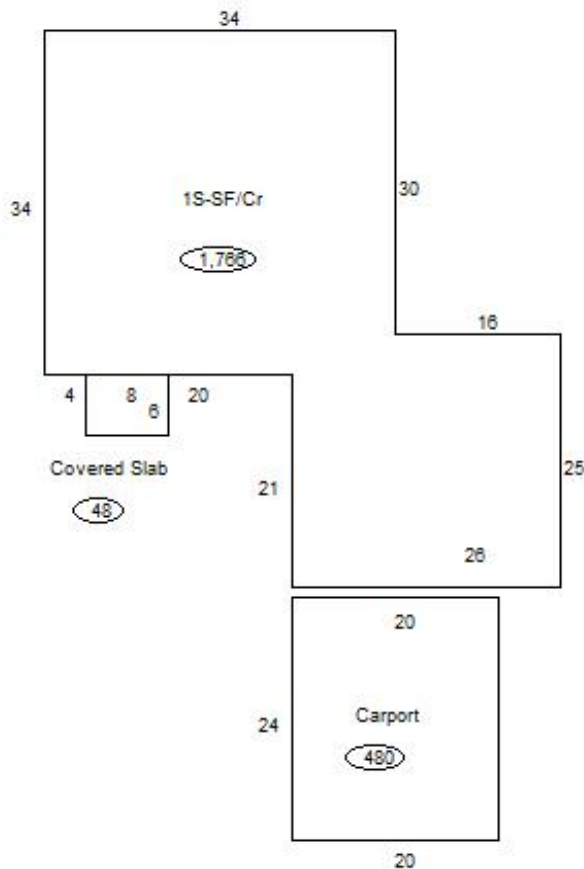
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Sketch Image

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Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|-----------|------------|------------|
| 1 | M | PRCH | | 20 | Covered Slab | 48 | 1.000 | 48 |
| 2 | R | 1 | Crawl | 20 | 1S-SF/Cr | 1,766 | 1.000 | 1,766 |
| 3 | G | 3 | | 20 | Carport | 480 | 1.000 | 480 |
| Total Building Area | | | | | | 1,766 | | 1,766 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|-------------------------|--------------------------|--------------------|-----------------------|------------|--------------------------------|--------------|
| | SHDS | Yard Shed - Wood | 30x16x10 | Dirt | Formed Metal | 480 |
| | Qual | 3 | Cond 3 | Year 2020 | Eff Age 6 | |
| | Valuation Summary | | Modifier Total | RCN | Depr (28% Phys/ % Func) | RCNLD |
| Base Cost (13.29 x 480) | | 6,379 | | 6,379 | 1,786 | 4,593 |
| | LNT0 | Lean To - Attached | 32x8x8 | Dirt | Formed Metal | 256 |
| | Qual | 3 | Cond 3 | Year 2015 | Eff Age 11 | |
| | Valuation Summary | | Modifier Total | RCN | Depr (50% Phys/ % Func) | RCNLD |
| Base Cost (6.98 x 256) | | 1,787 | | 1,787 | 894 | 893 |
| | UTIL | Utility Building | 32x24x12 | Dirt | Formed Metal | 768 |
| | Qual | 3 | Cond 3 | Year 2010 | Eff Age 16 | |
| | Valuation Summary | | Modifier Total | RCN | Depr (37% Phys/ % Func) | RCNLD |
| Base Cost (23.48 x 768) | | 18,033 | | 18,033 | 6,672 | 11,361 |
| | SHDS | Shed - Small | 30x16x10 | Concrete | Formed Metal | 480 |
| | Qual | 3 | Cond 3 | Year 2005 | Eff Age 21 | |
| | Valuation Summary | | Modifier Total | RCN | Depr (61% Phys/ % Func) | RCNLD |
| Base Cost (17.82 x 480) | | 8,554 | | 8,554 | 5,218 | 3,336 |