



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300004951 <b>Parcel ID</b> 1060-00-001-001-0-001-00 <b>Cadastral ID</b> 1060-001-001-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 4 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 14448 IMMELL, JENNIFER  PO BOX 234 1276 N 190 RD BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> NS 19 RD E <b>Subdivision</b> MILES 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																																																																																																																									
<b>Legal Description</b> MILES ADD BLOCK 1 LOT 1 Lat/Long: 36.80150024 -99.60683488																																																																																																																									
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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	0 0	<p>1060-00-001-001-0-001-00            2/25/2022            ACCT. # 4951</p>
Lot Count		
Units Buildable	6885	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	22,950.00 x .30 = 6,885	
Factor Value		
Adjustments		
Lot Value	6,885	

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	1,680 / 1,680
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	720 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 51



1 2/28/2022

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	76.13	Total Misc Impr	+ 4,357
Roofing Adj	+ 3.52	Garage Cost	+ 15,740
Subfloor Adj	+ 0.94	Total RCN	= 177,698
Heat/Cool Adj	+ 9.78	Depreciation ( 58%)	- 103,065
Plumbing Adj	+ 3.45	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 74,633
Adj Base Cost	= 93.81	Lot Value	+ 6,885
Total Area	x 1,680	Indicated Value	= 81,518
Adjusted Cost	= 157,601	Value Per SqFt	48.52

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	74,633		
Lot Value	6,885		
Indicated Value	81,518	48.52	Per SqFt
Agland Value			
Site Improvements	13,827		
Total Value	95,345	56.75	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	OPEN PORCH	2464	9x6		54	9.25		500
PRCH	Slab Porch - Covered	2467	192		192	20.09		3,857



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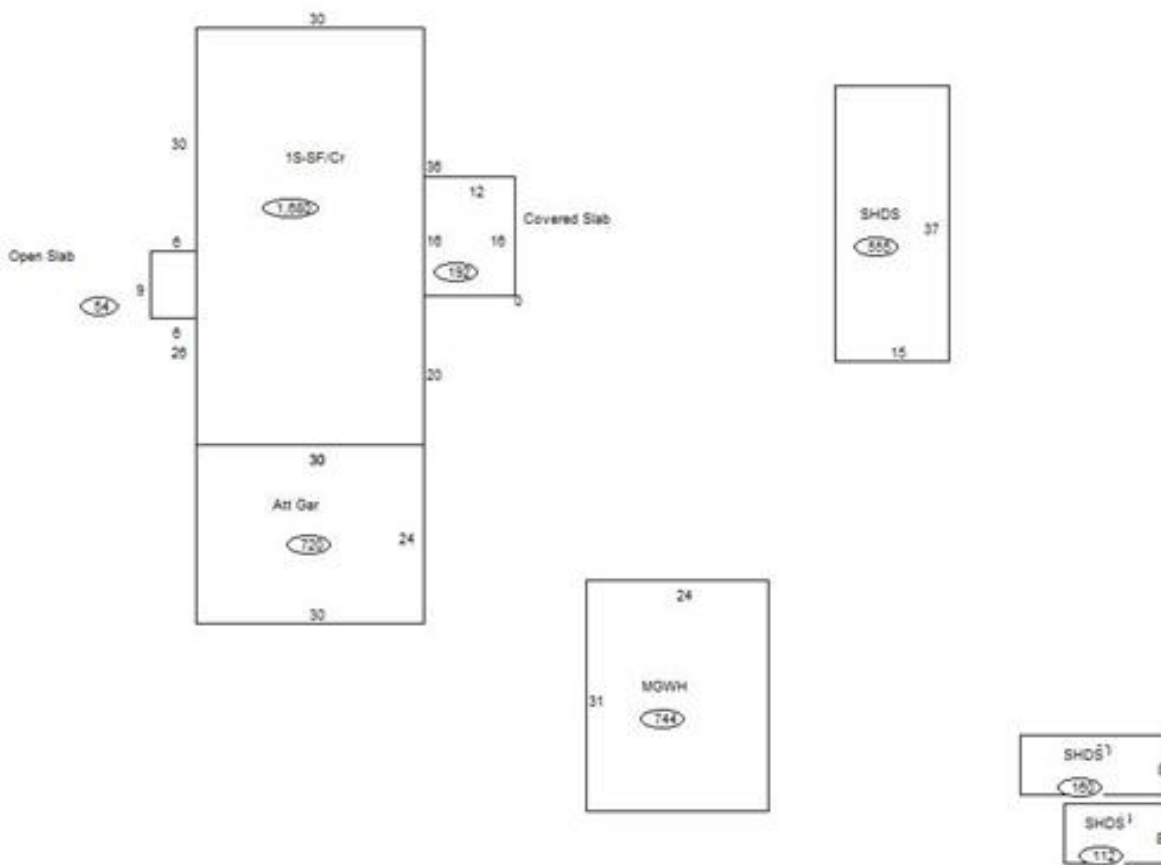
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### Sketch Image

300004951



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Open Slab	54	1.000	54
2	M	PRCH		20	Covered Slab	192	1.000	192
3	G	1		20	Att Gar	720	1.000	720
4	R	1	Crawl	20	1S-SF/Cr	1,680	1.000	1,680
5	O	SHDS		20	SHDS	555	1.000	555
6	O	MGWH		20	MGWH	744	1.000	744
7	O	SHDS		20	SHDS	160	1.000	160
8	O	SHDS		20	SHDS	112	1.000	112
<b>Total Building Area</b>						<b>1,680</b>		<b>1,680</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PATO	OpnPorch Cls C PORCH ON OFFICE BUILDING	3x31x0			93
	Qual 3	Cond 3	Year 1980	Eff Age 46		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (9.78 x 93)		910		910	728	182
	SHDS	Shed, Metal	37x15x8		Galvanized Metal	555
	Qual 3	Cond 3	Year 1980	Eff Age 46		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (16.36 x 555)		9,080		9,080	7,264	1,816
	MGWH	Worker Housing (Bunk House)	31x24x10		Composition Shingle	744
	Qual 3.5	Cond 3.5	Year 1980	Eff Age 42		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (67% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (43.55 x 744)		32,401		32,401	21,709	10,692
	SHDS	Shed - Small Square Door Green	20x8x0		Galvanized Metal	160
	Qual 3	Cond 3	Year 1980	Eff Age 46		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (20.23 x 160)		3,237		3,237	2,590	647
	SHDS	Shed - Small Walkin Door	14x8x0		Galvanized Metal	112
	Qual 3	Cond 3	Year 1980	Eff Age 46		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (21.87 x 112)		2,449		2,449	1,959	490