



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:00:22
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Assessment Data					Primary Image																																																																																																																				
Account 300004985 Parcel ID 1070-00-091-001-0-001-00 Cadastral ID 1070-091-001-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 4 Tax Area 201 - 4T-BUFFALO-C Name ID 14464 SUMMARS, ROGER N. & KATHY D. SUMMARS PO BOX 157 BUFFALO OK 73834-0000 Parcel Location Situs 00403 SW FIRST ST Subdivision MILLER'S ADDN Lot/Block 0001 / 0091 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					<p>1070-00-091-001-0-001-00 2/25/2022 ACCT. #4985</p> <p>2 2/28/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.83678341 -99.63299888 MILLERS ADD. BLOCK 91 LOTS: 1,3,5																																																																																																																									
Exemptions					Building Permits																																																																																																																				
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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	75 x 135	<p>1070-00-091-001-0-001-00 2/25/2022 ACCT. #4985</p>
Lot Count		
Units Buildable	3038	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,125.00 x .30 = 3,038	
Factor Value		
Adjustments		
Lot Value	3,038	

Residential Data	
Type	1 Single Family Residence
Condition	2.8 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,472 / 1,472
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	
Remodel	
Year/Eff Age	1945 / 84

2	2/28/2022
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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	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	31,923		
Lot Value	3,038		
Indicated Value	34,961	23.75	Per SqFt
Agland Value			
Site Improvements	2,992		
Total Value	37,953	25.78	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	82.22	Total Misc Impr	+ 10,516
Roofing Adj	+ 3.98	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 159,615
Heat/Cool Adj	+ 10.77	Depreciation (80%)	- 127,692
Plumbing Adj	+ 4.33	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 31,923
Adj Base Cost	= 101.29	Lot Value	+ 3,038
Total Area	x 1,472	Indicated Value	= 34,961
Adjusted Cost	= 149,099	Value Per SqFt	23.75

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
CPAT	Carport - Attached	2517	24x20		480	9.22		4,426
RSPC	Raised Slab Porch - Covered	2518	8x4		32	40.38		1,292
RSPC	Raised Slab Porch - Covered	2519	15x8		120	39.98		4,798



Harper

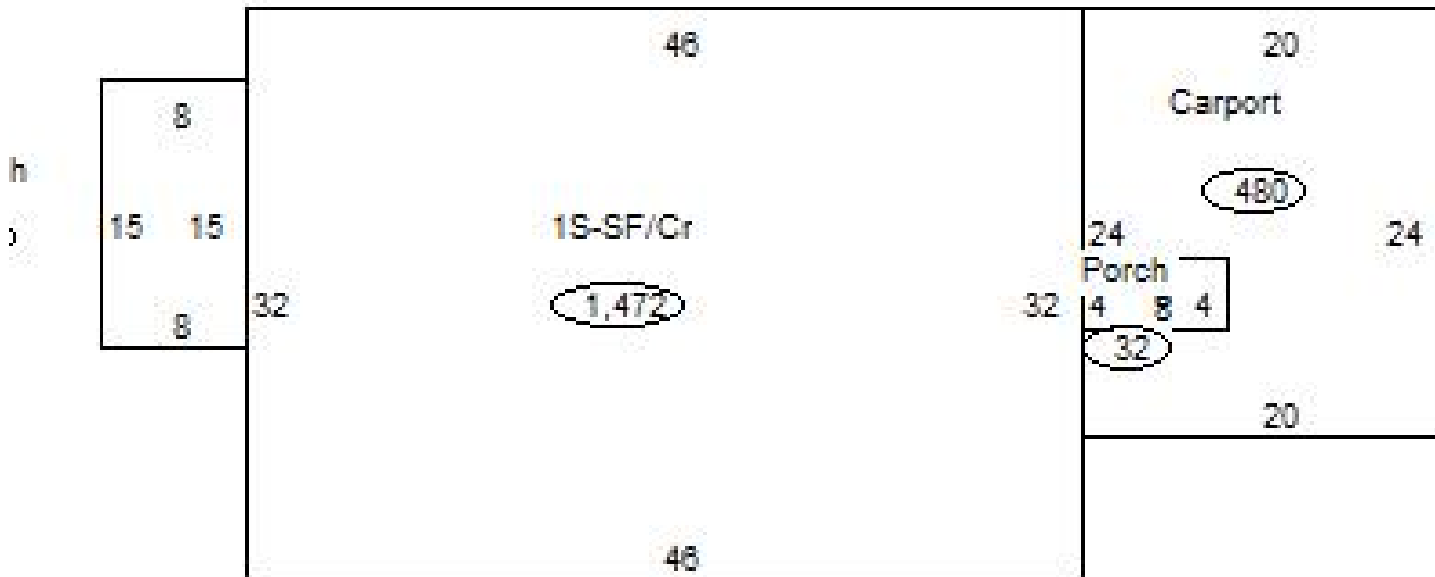
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Sketch Image

300004985



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,472	1.000	1,472
2	M	CPAT		20	Carport	480	1.000	480
3	M	RSPC		20	Porch	32	1.000	32
4	M	RSPC		20	Porch	120	1.000	120
Total Building Area						1,472		1,472



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed, Metal	10x8x8		Galvanized Metal	80
	Qual	1	Cond 1	Year 2015	Eff Age 15	
				0		0
Valuation Summary		Modifier Total	RCN	Depr (51% Phys/ % Func)		RCNLD
Base Cost (18.34 x 80)		1,467		1,467 748		719
	SHDS	Shed - Small	20x18x8		Galvanized Metal	360
	Qual	3	Cond 2	Year 2008	Eff Age 22	
	Valuation Summary		Modifier Total	RCN	Depr (63% Phys/ % Func)	
Base Cost (17.06 x 360)		6,142		6,142 3,869		2,273