



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:00:31
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Assessment Data					Primary Image									
Account	300004997				<p>1070-00-092-013-0-001-00 2/25/2022 ACCT. #4997</p>									
Parcel ID	1070-00-092-013-0-001-00													
Cadastral ID	1070-092-013-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	4											
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14469													
BROSSMAN, CANDEE JEAN														
2313 LEANING ELM RD WOODWARD OK 73801-														
Parcel Location														
Situs	00411 SW SECOND ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0013 / 0092	Parcel Size	2 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.83157003 -99.62506587														
Building Permits														
MILLERS ADD BLOCK 92 LOTS 13-15														
<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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					724/498	DREW, TERRY M.	01/12/2016	5,000	Q					
					684/309	LAKE, RONALD L. &	10/19/2012	2,000	16					
					667/780	DREW, SHANNON	04/14/2011	2,000	PQ					
					636/800	MOTA, JOSE LUIS	04/04/2008	4,000	16					
					551/68	NELSON, DIANE, TRUSTEE	12/17/1999	3,500	PQ					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax					
Remove Cap	2020	Land Value	1,763	1,763	12%	212	Assessed	1,881	148.11					
Year Frozen		Improvements	22,841	13,908		1,669	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	24,604	15,671		1,881	Total Taxable	1,881	148.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300004997	BROSSMAN, CANDEE JEAN			201	24,604	0	1,791	141.00					
2024	2024-300004997	BROSSMAN, CANDEE JEAN			201	25,109	0	1,706	139.00					
2023	2023-300004997	BROSSMAN, CANDEE JEAN			201	17,841	0	1,625	134.00					
2022	2022-300004997	BROSSMAN, CANDEE JEAN			201	12,895	0	1,548	127.00					
2021	2021-300004997	BROSSMAN, CANDEE JEAN			201	12,895	0	1,548	128.00					
2020	2020-300004997	BROSSMAN, CANDEE JEAN			201	12,895	0	1,548	127.00					
2019	2019-0004997	BROSSMAN, CANDEE JEAN			201	10,575		1,269	105.00					
2018	2018-0004997	BROSSMAN, CANDEE JEAN			201	10,575		1,269	105.00					
2017	2017-0004997	BROSSMAN, CANDEE JEAN			201	1,763		212	18.00					
2016	2016-0004997	DREW, TERRY M.			201	1,763		212	18.00					
2015	2015-0004997	DREW, TERRY M.			201	1,763		212	17.00					
2014	2014-0004997	DREW, TERRY M.			201	1,763		212	17.00					
2013	2013-0004997	DREW, TERRY M.			201	1,763		212	17.00					



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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	50 x 117.5	
Lot Count		
Units Buildable	1763	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	5,875.00 x .30 = 1,763	
Factor Value		
Adjustments		
Lot Value	1,763	

Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

WORKER HOUSE 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	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 1,763
Total Area	x	Indicated Value	= 1,763
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	1,763		
Indicated Value	1,763	0.00	Per SqFt
Agland Value			
Site Improvements	22,810		
Total Value	24,573	0.00	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed - Metal	16x10x10		Formed Metal	160	
	Qual	3	Cond 3	Year 2019	Eff Age 7		
	Valuation Summary		Modifier Total	RCN	Depr (32% Phys/ % Func)	RCNLD	
		Base Cost (21.59 x 160)	3,454		3,454	1,105	2,349
	UHRV	Utility Hookup - RV	0x0x0			1	
	Qual	3	Cond 3	Year 2018	Eff Age 8		
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD	
		Base Cost (3,247.00 x 1)	3,247		3,247	1,201	2,046
	MGWH	Worker Housing (Bunk House)	36x13x8		Composition Roll	468	
	Qual	4	Cond 4	Year 2013	Eff Age 10		
	Valuation Summary		Modifier Total	RCN	Depr (23% Phys/ % Func)	RCNLD	
		Base Cost (51.10 x 468)	23,915		23,915	5,500	18,415