




# 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	300005001				 <p>1070-00-092-021-0-001-00 2/25/2022 ACCT. #5001</p> <p>1 <span style="float: right;">2/28/2022</span></p>									
Parcel ID	1070-00-092-021-0-001-00													
Cadastral ID	1070-092-021-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	4											
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14471													
DREW, TERRY MAX														
P O BOX 171 BUFFALO OK 73834-0000														
<b>Parcel Location</b>														
Situs	00425 SW SECOND ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0021 / 0092	Parcel Size	4 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
<b>Legal Description</b> Lat/Long: 36.83161248 -99.63094095														
MILLERS ADD BLOCK 92 LOTS: 21-23-25-27														
<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					
Number	Description	Opened	Closed	Amount										
<b>Exemptions</b>														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
<b>Sale History</b>														
Bk/Pg	Grantor	Date	Price	Code										
563/160	DREW, MARTY LEE ETAL	02/14/2001	37,500	MU										
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	3,525	3,525	12%	423	Assessed	5,467	430.47					
Year Frozen		Improvements	49,580	42,032		5,044	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-78.00					
TIF Project ID	0	Total Value	53,105	45,557		5,467	Total Taxable	4,467	352.00					
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005001	DREW, TERRY MAX	201	53,105	1000	4,308	339.00							
2024	2024-300005001	DREW, TERRY MAX	201	58,737	1000	4,153	338.00							
2023	2023-300005001	DREW, TERRY MAX	201	56,086	1000	4,003	331.00							
2022	2022-300005001	DREW, TERRY MAX	201	38,431	1000	3,612	297.00							
2021	2021-300005001	DREW, TERRY MAX	201	38,431	1000	3,612	298.00							
2020	2020-300005001	DREW, TERRY MAX	201	38,431	1000	3,612	297.00							
2019	2019-0005001	DREW, TERRY MAX	201	38,431		3,612	299.00							
2018	2018-0005001	DREW, TERRY MAX	201	38,431		3,612	300.00							
2017	2017-0005001	DREW, TERRY MAX	201	38,431		3,612	300.00							
2016	2016-0005001	DREW, TERRY MAX	201	38,431		3,612	307.00							
2015	2015-0005001	DREW, TERRY MAX	201	38,553		3,627	288.00							
2014	2014-0005001	DREW, TERRY MAX	201	38,553		3,627	291.00							
2013	2013-0005001	DREW, TERRY MAX	201	44,670		3,769	300.00							



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Lot Data		Square-Foot - BUFFALO ORIGMILLERS	
Lot Size	100	x	117.5
Lot Count			
Units Buildable	3525		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	11,750.00	x	.30 = 3,525
Factor Value			
Adjustments			
Lot Value	3,525		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,803 / 1,803
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	483 Total, 483 Partition
Garage Type	
Remodel	
Year/Eff Age	1943 / 83

### 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	40,940		
Lot Value	3,525		
Indicated Value	44,465	24.66	Per SqFt
Agland Value			
Site Improvements	9,272		
Total Value	53,737	29.80	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	81.88	Total Misc Impr	+ 1,991
Roofing Adj	+ 3.82	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 204,702
Heat/Cool Adj	+ 10.77	Depreciation ( 80%)	- 163,762
Plumbing Adj	+ 5.43	Lump Sums	+ 0
Basement Adj	+ 10.53	RCNLD	= 40,940
Adj Base Cost	= 112.43	Lot Value	+ 3,525
Total Area	x 1,803	Indicated Value	= 44,465
Adjusted Cost	= 202,711	Value Per SqFt	24.66

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WDBS	1 1st Stv CIs A	0		1	1	1,874.09		1,874
PATO	Slab	2543	4x3		12	9.78		117



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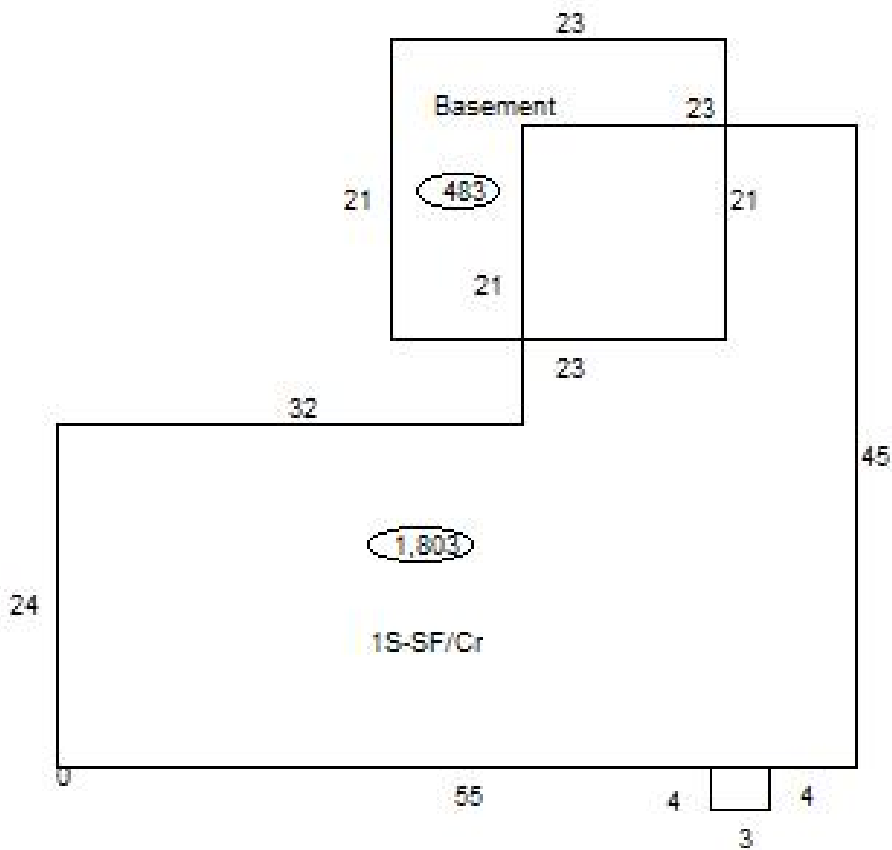
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	B			20	Basement	483	1.000	483
2	M	PATO		20	Open Slab	12	1.000	12
3	R	1	Crawl	20	1S-SF/Cr	1,803	1.000	1,803
<b>Total Building Area</b>						1,803		1,803



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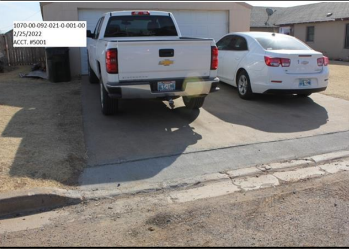
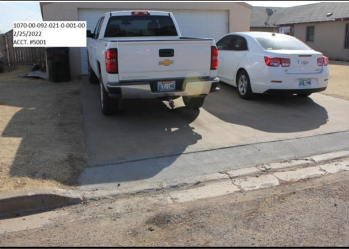

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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PATC	Patio - Covered Back of Garage	12x18x0	Concrete		216
	Qual	3	Cond 3	Year 2023	Eff Age 3	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (15.33 x 216)		3,311	3,311	497	2,814
	PACN	Paving - Concrete WALK to Patio	25x3.5x0			88
	Qual	3	Cond 3	Year 2023	Eff Age 3	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.24 x 88)		637	637	96	541
	PACN	Paving - Concrete Drive	22x19x0			418
	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 (4.17 x 418)		1,743	1,743	1,394	349
	GRDT	Garage - Detached	35x24x14		Composition Roll	840
	Qual	3	Cond 3	Year 1943	Eff Age 83	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (33.14 x 840)		27,838	27,838	22,270	5,568