



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:00:36  
 Page 1

Assessment Data	Primary Image
<b>Account</b> 300005002 <b>Parcel ID</b> 1070-00-092-022-0-001-00 <b>Cadastral ID</b> 1070-092-022-00-0-001-00 <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> 14473 BOWERS, JUANITA M. ( ESTATE OF ) % ROB BOWERS 1415 DOWNS AVE #64 WOODWARD OK 73801-0000  <b>Parcel Location</b> <b>Situs</b> 00420 SW FIRST ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0022 / 0092 <b>Parcel Size</b> 2 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO	<p>1 2/28/2022</p>

Legal Description	Lat/Long: 36.83058068 -99.63169594	Building Permits										
MILLERS ADD. BLOCK 92 LOTS: 22-24		<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

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	
Remove Cap		Land Value 1,763	1,763	12%	212	Assessed	2,978	234.49	
Year Frozen		Improvements 30,034	23,049		2,766	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value 31,797	24,812		2,978	Total Taxable	2,978	234.00	

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-300005002	BOWERS, JUANITA M.	201	31,797	0	2,837	223.00	
2024	2024-300005002	BOWERS, JUANITA M.	201	34,990	0	2,701	220.00	
2023	2023-300005002	BOWERS, JUANITA M.	201	33,844	0	2,573	213.00	
2022	2022-300005002	BOWERS, JUANITA M.	201	28,368	0	2,450	202.00	
2021	2021-300005002	BOWERS, JUANITA M.	201	28,368	1000	1,334	110.00	
2020	2020-300005002	BOWERS, JUANITA M.	201	28,368	1000	1,266	104.00	
2019	2019-0005002	BOWERS, JUANITA M.	201	29,050		1,200	99.00	
2018	2018-0005002	BOWERS, JUANITA M.	201	29,732		1,136	94.00	
2017	2017-0005002	BOWERS, JUANITA M.	201	30,413		1,074	89.00	
2016	2016-0005002	BOWERS, JUANITA M.	201	31,095		1,013	86.00	
2015	2015-0005002	BOWERS, JUANITA M.	201	31,893		955	76.00	
2014	2014-0005002	BOWERS, JUANITA M.	201	32,578		898	72.00	
2013	2013-0005002	BOWERS, JUANITA M.	201	47,057		842	67.00	



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Date 02/06/2026  
 Time 07:00:36  
 Page 2

Lot Data		Square-Foot - BUFFALO ORIGMILLERS	
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	1 Single Family Residence
Condition	1.75 - Low
Quality	1.75 - Low
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Frame, Siding, Wood 50% Veneer, Masonry
Base/Total Area	862 / 862
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	312 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1975 / 64

### 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	29,985		
Lot Value	1,763		
Indicated Value	31,748	36.83	Per SqFt
Agland Value			
Site Improvements	241		
Total Value	31,989	37.11	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	85.56	Total Misc Impr	+ 1,688
Roofing Adj	+ 3.70	Garage Cost	+ 6,951
Subfloor Adj	+ 2.15	Total RCN	= 99,951
Heat/Cool Adj	+ 8.60	Depreciation ( 70%)	- 69,966
Plumbing Adj	+ 5.92	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 29,985
Adj Base Cost	= 105.93	Lot Value	+ 1,763
Total Area	x 862	Indicated Value	= 31,748
Adjusted Cost	= 91,312	Value Per SqFt	36.83

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	2546	10x9		90	18.19		1,637
PATO	Slab Porch - Open	2548	3x2		6	8.48		51



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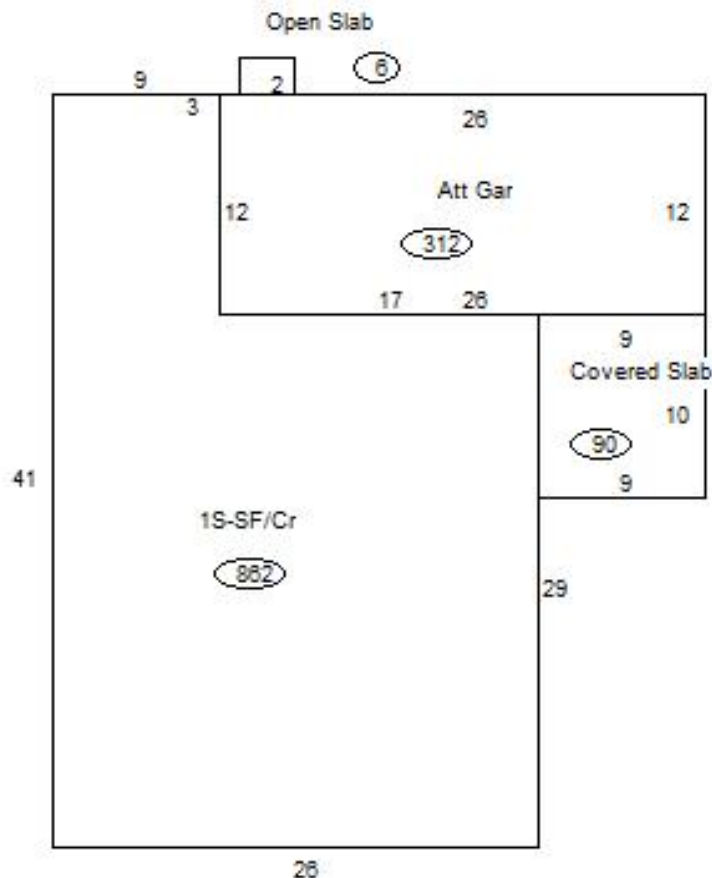
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Date 02/06/2026  
 Time 07:00:36  
 Page 3

Sketch Image

300005002



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		13	Att Gar	312	1.000	312
2	M	PRCH		13	Covered Slab	90	1.000	90
3	R	1	Crawl	13	1S-SF/Cr	862	1.000	862
4	M	PATO		13	Open Slab	6	1.000	6
<b>Total Building Area</b>						<b>862</b>		<b>862</b>



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 Time 07:00:36  
 Page 4

300005002

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	PACN	Paving - Concrete driveway	26x9x0			234		
	Qual	3	Cond	3	Year	1975	Eff Age	51
								0
								0
								0
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>		
Base Cost (5.14 x 234)		1,203		1,203	962	241		