



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:00:37
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Assessment Data				Primary Image						
Account	300005003			<p>1070-00-092-026-0-001-00 2/25/2022 ACCT. #5003</p> <p>4 2/28/2022</p>						
Parcel ID	1070-00-092-026-0-001-00									
Cadastral ID	1070-092-026-00-0-001-00									
Property Type	REAL - Real Property									
Property Class	UR	VI Area	4							
Tax Area	201 - 4T-BUFFALO-C									
Name ID	13384									
LAKE, RONALD L.										
PO BOX 315 BUFFALO OK 73834-0000										
Parcel Location										
Situs	00101 W BROAD ST									
Subdivision	MILLER'S ADDN									
Lot/Block	0026 / 0092	Parcel Size	2 - Lots							
Sec/Twn/Rng	/ / /									
Neighborhood	100100 - BUFFALO ORIG/MILLERS									
School District	4-BUFFAL - 4-BUFFALO									
Legal Description Lat/Long: 36.83132347 -99.64416683				Building Permits						
MILLERS ADD. BLOCK 92 LOTS: 26-28				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	5,124	403.46	
Year Frozen		Improvements	42,692	40,937		4,912	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	44,455	42,700		5,124	Total Taxable	5,124	403.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-300005003	LAKE, RONALD L.			201	44,455	0	4,880	384.00	
2024	2024-300005003	LAKE, RONALD L.			201	48,883	0	4,648	378.00	
2023	2023-300005003	LAKE, RONALD L.			201	45,419	0	4,427	366.00	
2022	2022-300005003	LAKE, RONALD L.			201	36,529	0	4,216	347.00	
2021	2021-300005003	LAKE, RONALD L.			201	36,529	0	4,016	332.00	
2020	2020-300005003	LAKE, RONALD L.			201	36,529	0	3,824	315.00	
2019	2019-0005003	LAKE, RONALD L.			201	37,269		3,642	302.00	
2018	2018-0005003	LAKE, RONALD L.			201	38,008		3,469	288.00	
2017	2017-0005003	LAKE, RONALD L.			201	39,488		3,304	275.00	
2016	2016-0005003	LAKE, RONALD L.			201	40,227		3,147	268.00	
2015	2015-0005003	LAKE, RONALD L.			201	41,871		2,997	238.00	
2014	2014-0005003	LAKE, RONALD L.			201	42,614		2,854	229.00	
2013	2013-0005003	LAKE, RONALD L.			201	58,723		2,718	216.00	



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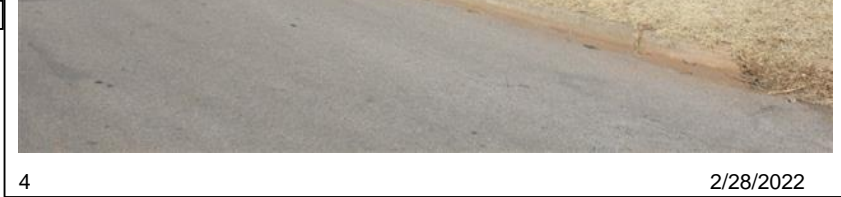
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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	50 x 117.5	
Lot Count		
Units Buildable	1763	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	5,875.00 x .30 = 1,763	
Factor Value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

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Frame, Siding, Wood 50% Veneer, Masonry
Base/Total Area	1,048 / 1,048
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,048
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	252 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 55



4 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	83.10	Total Misc Impr	+ 894
Roofing Adj	+ 3.56	Garage Cost	+ 6,120
Subfloor Adj	+ 0.00	Total RCN	= 112,233
Heat/Cool Adj	+ 8.78	Depreciation (63%)	- 70,707
Plumbing Adj	+ 4.96	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 41,526
Adj Base Cost	= 100.40	Lot Value	+ 1,763
Total Area	x 1,048	Indicated Value	= 43,289
Adjusted Cost	= 105,219	Value Per SqFt	41.31

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	41,526		
Lot Value	1,763		
Indicated Value	43,289	41.31	Per SqFt
Agland Value			
Site Improvements	319		
Total Value	43,608	41.61	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	2550	7x4		28	31.93		894



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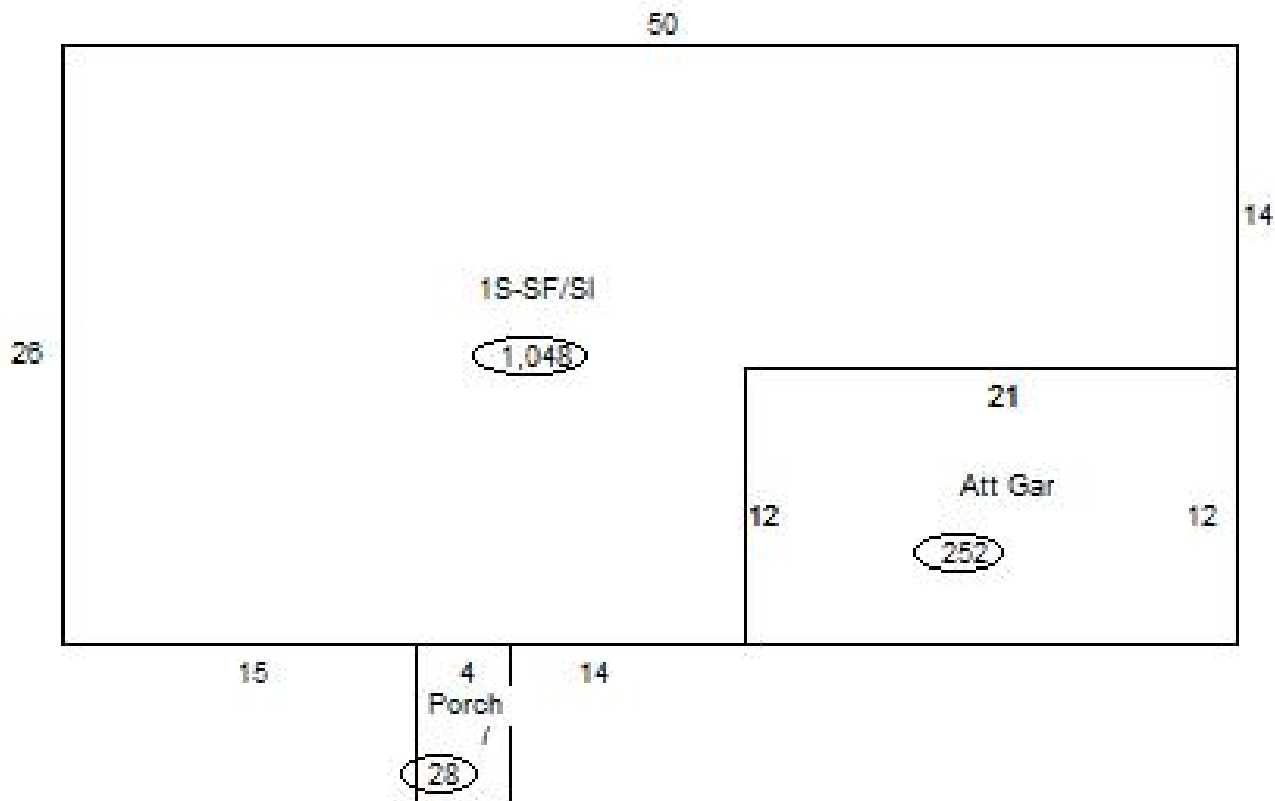
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/Sl	1,048	1.000	1,048
2	M	RSPC		13	Porch	28	1.000	28
3	G	1		13	Att Gar	252	1.000	252
Total Building Area						1,048		1,048



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PACN	Paving - Concrete driveway	26x10x0			260	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
				0			
				0			
				0			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (4.77 x 260)		1,240		1,240	992	248
	PACN	Paving - Concrete Sidewalk	15x3x0			45	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
				0			
				0			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (7.86 x 45)		354		354	283	71