



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:00:41
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Assessment Data					Primary Image																																																																																																																				
Account 300005008 Parcel ID 1070-00-093-013-0-001-00 Cadastral ID 1070-093-013-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 4 Tax Area 201 - 4T-BUFFALO-C Name ID 14477 ROE, CHRISTIAN I. & TAMRA K. ROE P O BOX 122 BUFFALO OK 73834-0000 Parcel Location Situs 00419 SW THIRD ST Subdivision MILLER'S ADDN Lot/Block 0013 / 0093 Parcel Size 4 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG\MILLERS School District 4-BUFFAL - 4-BUFFALO																																																																																																																									
Legal Description Lat/Long: 36.82625720 -99.62812456 MILLERS ADD. BLOCK 93 LOTS: 13-15-17-19																																																																																																																									
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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		



1 2/28/2022

Residential Data	
Type	1 Single Family Residence
Condition	2.75 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,755 / 1,755
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	1,755
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	ROOF -
Year/Eff Age	1970 / 59

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	75,740		
Lot Value	3,525		
Indicated Value	79,265	45.17	Per SqFt
Agland Value			
Site Improvements	1,925		
Total Value	81,190	46.26	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	87.80	Total Misc Impr	+ 6,421
Roofing Adj	+ 4.71	Garage Cost	+ 0
Subfloor Adj	+ -1.86	Total RCN	= 194,206
Heat/Cool Adj	+ 10.77	Depreciation (61%)	- 118,466
Plumbing Adj	+ 5.58	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 75,740
Adj Base Cost	= 107.00	Lot Value	+ 3,525
Total Area	x 1,755	Indicated Value	= 79,265
Adjusted Cost	= 187,785	Value Per SqFt	45.17

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1	1	4,783.32		4,783
PRCH	Slab Porch - Covered	2557	18x4		72	22.75		1,638



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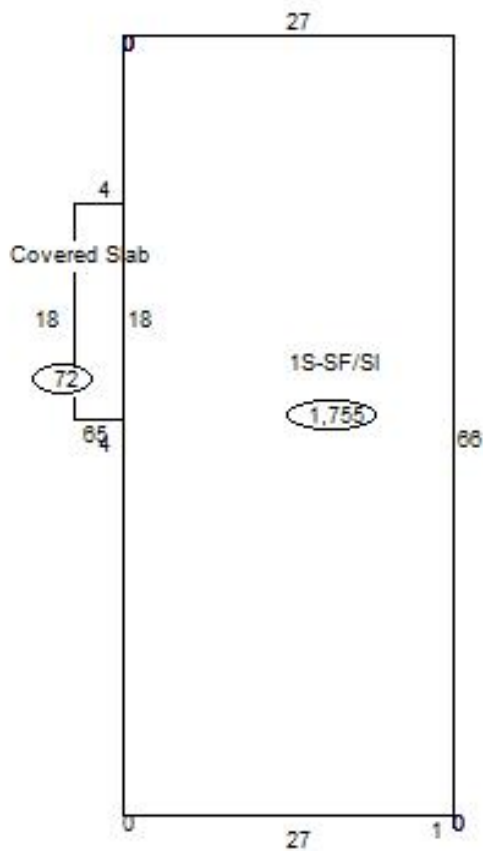
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Sketch Image

300005008



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	Covered Slab	72	1.000	72
2	R	1	Slab	20	1S-SF/SI	1,755	1.000	1,755
Total Building Area						1,755		1,755



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Metal	12x12x10		Galvanized Metal	144
	Qual 3	Cond 3	Year 2017	Eff Age 9		
			0			
		Valuation Summary	Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
		Base Cost (22.28 x 144)	3,208	3,208	1,283	1,925