



# 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	300005010													
Parcel ID	1070-00-093-021-0-001-00													
Cadastral ID	1070-093-021-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area 4												
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14479													
COBLE, LLOYD W. & VALERIE COBLE														
PO BOX 298 BUFFALO OK 73834-0000														
Parcel Location														
Situs	00227 W BROAD ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0021 / 0093	Parcel Size 4 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG\MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.81623541 -99.62494947														
MILLERS ADD BLOCK 93 LOTS: 21-23-25-27														
Building Permits														
<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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	No	1,000		Bk/Pg	Grantor	Date	Price	Code					
					722/89	HARPER, GREGORY &	11/28/2016	82,000	21					
Parcel Valuation														
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	13,236	1,042.20					
Year Frozen		Improvements	106,771	106,771		12,813	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	110,296	110,296		13,236	Total Taxable	13,236	1,042.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300005010	COBLE, LLOYD W. &			201	110,296	1000	11,986	944.00					
2024	2024-300005010	COBLE, LLOYD W. &			201	109,487	1000	11,608	945.00					
2023	2023-300005010	COBLE, LLOYD W. &			201	102,005	1000	11,241	930.00					
2022	2022-300005010	COBLE, LLOYD W. &			201	100,184	1000	11,022	907.00					
2021	2021-300005010	COBLE, LLOYD W. &			201	100,184	1000	11,022	910.00					
2020	2020-300005010	COBLE, LLOYD W. &			201	100,184	1000	11,022	907.00					
2019	2019-0005010	COBLE, LLOYD W. &			201	103,538		10,979	910.00					
2018	2018-0005010	COBLE, LLOYD W. &			201	106,893		11,630	964.00					
2017	2017-0005010	COBLE, LLOYD W. &			201	82,000		9,840	818.00					
2016	2016-0005010	HARPER, GREGORY &			201	63,409		5,716	486.00					
2015	2015-0005010	HARPER, GREGORY &			201	65,083		4,444	353.00					
2014	2014-0005010	HARPER, GAYLE M.			201	65,083		4,284	343.00					
2013	2013-0005010	HARPER, GAYLE M.			201	76,780		4,131	329.00					



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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	100 x 117.5	<p>1070-00-093-021-0-001-00</p> <p>f:\pictures\1070-00-093-021-0-001-00-001-000-001.jpg 5/9/2018</p>
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	3.5 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,015 / 2,015
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	9 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	, 380 Minimum
Garage Type	
Remodel	ROOF -
Year/Eff Age	1970 / 42

Cost Approach		Manual :	
Base Cost	91.40	Total Misc Impr	+ 683
Roofing Adj	+ 4.36	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 231,038
Heat/Cool Adj	+ 12.33	Depreciation ( 48%)	- 110,898
Plumbing Adj	+ 6.22	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 120,140
Adj Base Cost	= 114.32	Lot Value	+ 3,525
Total Area	x 2,015	Indicated Value	= 123,665
Adjusted Cost	= 230,355	Value Per SqFt	61.37

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	120,140		
Lot Value	3,525		
Indicated Value	123,665	61.37	Per SqFt
Agland Value			
Site Improvements	5,117		
Total Value	128,782	63.91	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	OPEN PORCH	2564	14x3	2019	42	11.02		463
PATO	Slab Porch - Open	2566	5x4	1970	20	11.02		220



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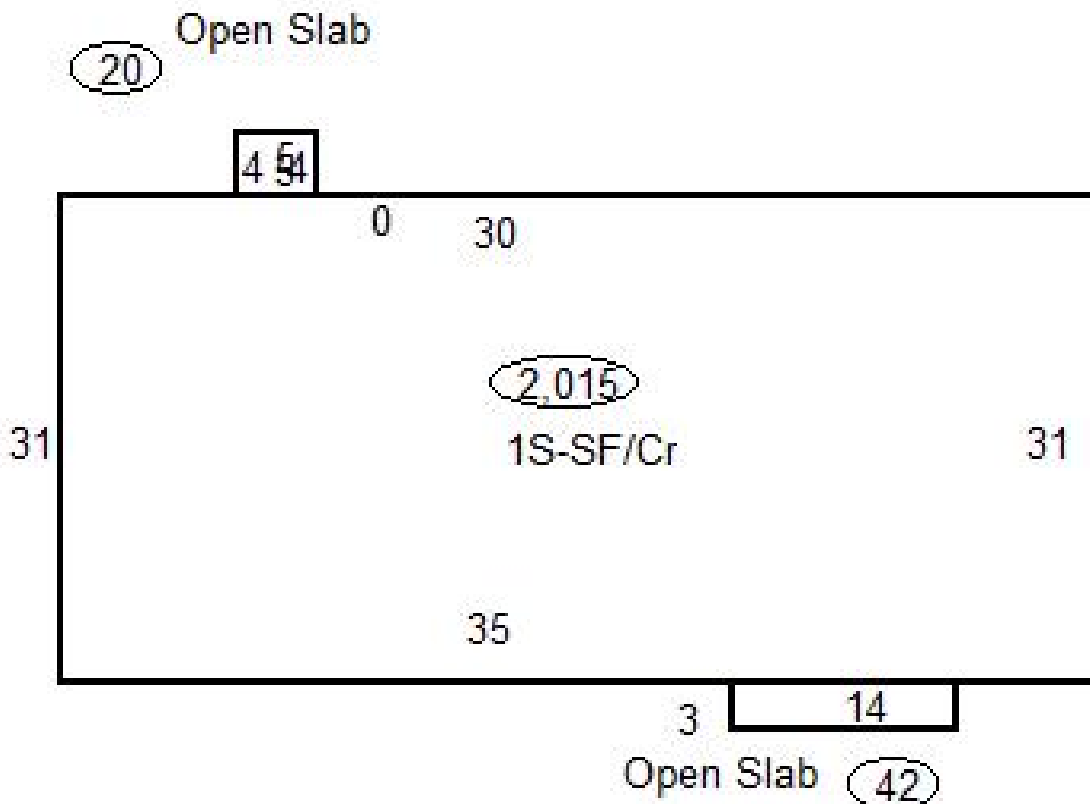
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Open Slab	42	1.000	42
2	R	1	Crawl	20	1S-SF/Cr	2,015	1.000	2,015
3	M	PATO		20	Open Slab	20	1.000	20
<b>Total Building Area</b>						2,015		2,015



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete/ Driveway	28x14x0			392
	Qual	3 Cond 3	Year 2022	Eff Age	4	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (21% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.17 x 392)	1,635		1,635	343
						1,292
	CPAT	Carport - Attached	21x13x10		Formed Metal	273
	Qual	4 Cond 4	Year 2022	Eff Age	3	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (19% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (10.51 x 273)	2,869		2,869	545
						2,324
	SHDS	Yard Shed - Wood	10x10x8		Composition Roll	100
	Qual	3 Cond 3	Year 2018	Eff Age	8	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (23.83 x 100)	2,383		2,383	882
						1,501