



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:00:44
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Assessment Data					Primary Image																																																																																																																				
Account 300005011 Parcel ID 1070-00-093-024-0-001-00 Cadastral ID 1070-093-024-00-0-001-00 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 00426 SW SECOND ST Subdivision MILLER'S ADDN Lot/Block 0024 / 0093 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					<p>1070-00-093-024-0-001-00 2/25/2022 ACCT. #5011</p> <p>1 2/28/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.82770567 -99.63690058 MILLERS ADD. BLOCK 93 LOTS: 24-26-28																																																																																																																									
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Lot Data		Square-Foot - BUFFALO ORIGMILLERS	
Lot Size	75 x 117.5		
Lot Count			
Units Buildable	2644		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	8,812.50 x .30 = 2,644		
Factor Value			
Adjustments			
Lot Value	2,644		



Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,124 / 1,124
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,124
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	280 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 51

1 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	98.13	Total Misc Impr	+ 1,457
Roofing Adj	+ 4.29	Garage Cost	+ 9,023
Subfloor Adj	+ -2.05	Total RCN	= 141,786
Heat/Cool Adj	+ 10.77	Depreciation (56%)	- 79,400
Plumbing Adj	+ 5.67	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 62,386
Adj Base Cost	= 116.82	Lot Value	+ 2,644
Total Area	x 1,124	Indicated Value	= 65,030
Adjusted Cost	= 131,306	Value Per SqFt	57.86

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	62,386		
Lot Value	2,644		
Indicated Value	65,030	57.86	Per SqFt
Agland Value			
Site Improvements	755		
Total Value	65,785	58.53	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	2570	16x4		64	22.77		1,457



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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	G	1		20	Att Gar	280	1.000	280
2	M	PRCH		20	Covered Slab	64	1.000	64
3	R	1	Slab	20	1S-SF/Sl	1,124	1.000	1,124
Total Building Area						1,124		1,124



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed - Wood	14x8x0			112	
	Qual 3	Cond 3	Year 1980	Eff Age 46			
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (23.14 x 112)	2,592		2,592	2,074	518
	PACN	Paving - Concrete Drive	28x8x0			224	
	Qual 3	Cond 3	Year 1970	Eff Age 56			
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (5.29 x 224)	1,185		1,185	948	237