



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:00:47  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300005015 <b>Parcel ID</b> 1070-00-094-010-0-001-00 <b>Cadastral ID</b> 1070-094-010-00-0-001-00 <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> 14482 MCDOWELL, PEGGY L. & TAMMY D. MILLER  PO BOX 308 BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 00410 SW THIRD ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0010 / 0094 <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>1070-00-094-010-0-001-00 5015 02/25/2022</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.83971390 -99.62237046 MILLERS ADD BLOCK 94 LOTS: 10-12																																																																																																																									
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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		



1070-00-094-010-0-001-00  
 5015 02/25/2022

1

3/2/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	850 / 1,275
Style	100% 1 1/2 Story Finished
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	
Garage Type	
Remodel	PARTIAL -
Year/Eff Age	1940 / 62

### 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	48,927		
Lot Value	1,763		
Indicated Value	50,690	39.76	Per SqFt
Agland Value			
Site Improvements	23,645		
Total Value	74,335	58.30	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	78.88	Total Misc Impr	+ 3,051
Roofing Adj	+ 3.09	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 132,234
Heat/Cool Adj	+ 10.77	Depreciation ( 63%)	- 83,307
Plumbing Adj	+ 8.58	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 48,927
Adj Base Cost	= 101.32	Lot Value	+ 1,763
Total Area	x 1,275	Indicated Value	= 50,690
Adjusted Cost	= 129,183	Value Per SqFt	39.76

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	2584	24x6		144	21.19		3,051



Harper

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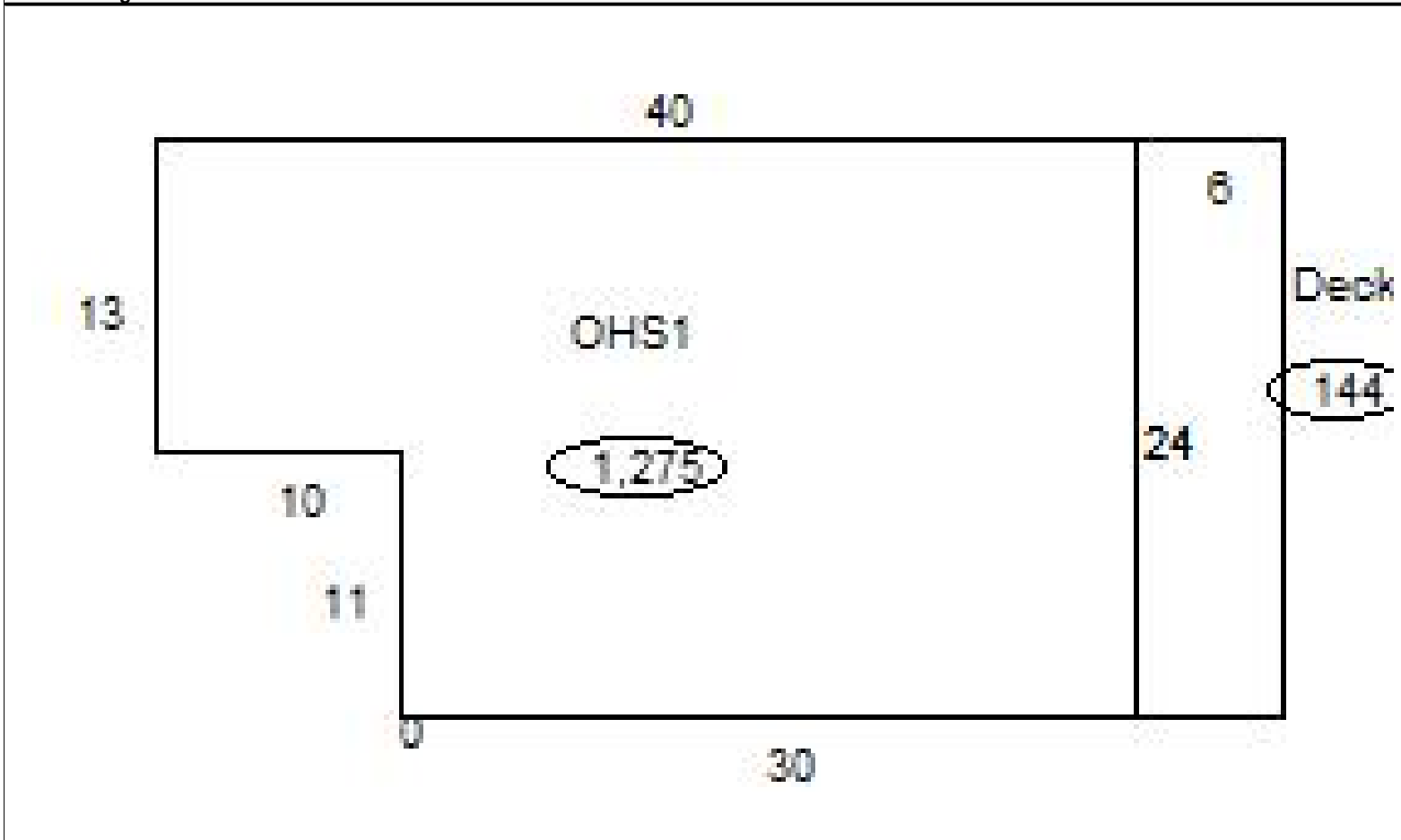
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Sketch Image

300005015



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	20	OHS1	850	1.500	1,275
2	M	WODO		20	Deck	144	1.000	144
<b>Total Building Area</b>						850		1,275



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Equipment Shed	50x50x16		Formed Metal	2,500
	Qual 3	Cond 3	Year 1990	Eff Age 36		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (62% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (24.89 x 2,500)		62,225	62,225	38,580		23,645