



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:00:49
 Page 1

Assessment Data					Primary Image									
Account	300005018													
Parcel ID	1070-00-094-018-0-001-00													
Cadastral ID	1070-094-018-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area 4												
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14561													
ESKEW, SHARLA														
PO BOX 156 BUFFALO OK 73834-0000														
Parcel Location														
Situs	00420 SW THIRD ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0018 / 0094	Parcel Size 3 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
House 3/2/2022														
Legal Description Lat/Long: 36.83155894 -99.63828903														
MILLERS ADD BLOCK 94 LOTS: 18-20-22 BOOK 778 PAGE 809														
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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	778/809	ESKEW, RODNEY &	12/01/2023	0	04					
					766/377	DUNCAN, MICHAEL	02/25/2022	45,000	21					
					640/564	JOHNSON, TERRY AND	08/01/2008	40,000	MQ					
					624/467	JOHNSON, JACQUELYN, ETAL	05/18/2007	30,000	FT					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap	2023	Land Value	2,644	2,644	12%	317	Assessed	4,813	378.98					
Year Frozen		Improvements	37,468	37,468		4,496	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-79.00					
TIF Project ID	0	Total Value	40,112	40,112		4,813	Total Taxable	3,813	300.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005018	ESKEW, SHARLA	201	40,112	1000	3,813	300.00							
2024	2024-300005018	ESKEW, SHARLA	201	42,519	1000	4,037	329.00							
2023	2023-300005018	ESKEW, RODNEY &	201	40,754	1000	3,890	322.00							
2022	2022-300005018	ESKEW, RODNEY &	201	33,833	0	4,060	334.00							
2021	2021-300005018	DUNCAN, MICHAEL	201	33,833	0	4,060	335.00							
2020	2020-300005018	DUNCAN, MICHAEL	201	33,833	0	4,060	334.00							
2019	2019-0005018	DUNCAN, MICHAEL	201	34,533		4,144	343.00							
2018	2018-0005018	DUNCAN, MICHAEL	201	35,233		4,228	351.00							
2017	2017-0005018	DUNCAN, MICHAEL	201	35,933		4,312	358.00							
2016	2016-0005018	DUNCAN, MICHAEL	201	37,333		4,480	381.00							
2015	2015-0005018	DUNCAN, MICHAEL	201	38,867		4,664	370.00							
2014	2014-0005018	DUNCAN, MICHAEL	201	40,034		4,804	385.00							
2013	2013-0005018	DUNCAN, MICHAEL	201	40,773		4,893	390.00							



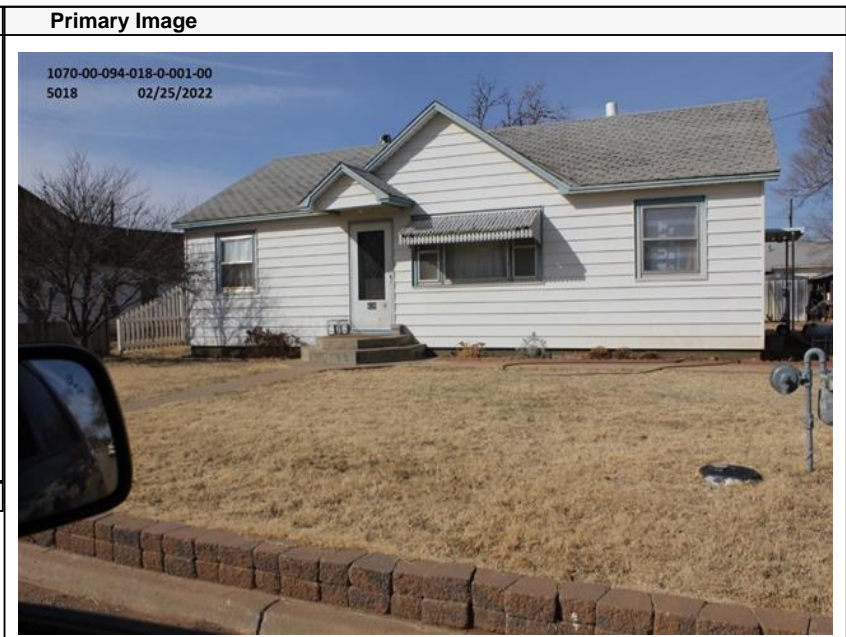
Harper

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Date 02/06/2026
 Time 07:00:50
 Page 2

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		



House 3/2/2022

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,040 / 1,040
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	234 Carport - Gable Roof
Remodel	PARTIAL -
Year/Eff Age	1960 / 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	36,039		
Lot Value	2,644		
Indicated Value	38,683	37.20	Per SqFt
Agland Value			
Site Improvements	569		
Total Value	39,252	37.74	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	78.79	Total Misc Impr	+ 2,567
Roofing Adj	+ 3.57	Garage Cost	+ 1,301
Subfloor Adj	+ 2.07	Total RCN	= 105,996
Heat/Cool Adj	+ 8.78	Depreciation (66%)	- 69,957
Plumbing Adj	+ 5.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 36,039
Adj Base Cost	= 98.20	Lot Value	+ 2,644
Total Area	x 1,040	Indicated Value	= 38,683
Adjusted Cost	= 102,128	Value Per SqFt	37.20

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	2592	6x4		24	31.94		767
SHDS	Yard Shed - Wood	2594	13x6		78	23.08		1,800



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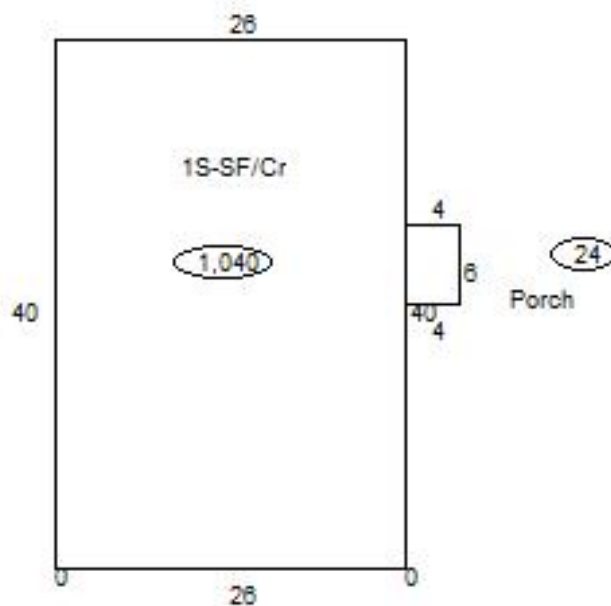
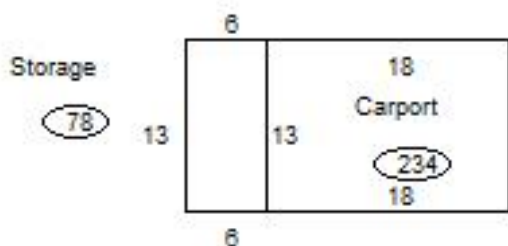
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Date 02/06/2026
Time 07:00:50
Page 3

Sketch Image

300005018



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	24	1.000	24
2	R	1	Crawl	20	1S-SF/Cr	1,040	1.000	1,040
3	M	SHDS		20	Storage	78	1.000	78
4	G	3		20	Carport	234	1.000	234
Total Building Area						1,040		1,040



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Time 07:00:50
Page 4

300005018

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	ASC	Awing/Shelter/Carport Back of House	25x6x0	Dirt	Formed Metal	150	
	Qual 3	Cond 3	Year 2000	Eff Age 20			
		Valuation Summary	Modifier Total	RCN	Depr (79% Phys/ % Func)	RCNLD	
		Base Cost (4.09 x 150)	614		614	485	129
	SHDS	Shed, Metal	12x8x8		Galvanized Metal	96	
	Qual 3	Cond 3	Year 1980	Eff Age 46			
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (22.92 x 96)	2,200		2,200	1,760	440