



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300005024 <b>Parcel ID</b> 1070-00-105-008-0-001-00 <b>Cadastral ID</b> 1070-105-008-00-0-001-00 <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> 25808 HERD FAMILY LIVING TRUST (THE) TRUSTEES: SIDNEY & SHAWNA HERD  PO BOX 423 BUFFALO OK 73834-  <b>Parcel Location</b> <b>Situs</b> 00312 NW THIRD ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0008 / 0105 <b>Parcel Size</b> 5 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.83324742 -99.62238257 MILLERS ADD BLOCK 105 LOTS: 8-10-12-14-16; E 12' 7-9-11-13;E 12'OF N17' LOT 15																																																																																																																									
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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	0 0	<p>1070-00-105-008-0-001-00 5024 02/25/2022</p>
Lot Count		
Units Buildable	4828	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	16,094.00 x .30 = 4,828	
Factor Value		
Adjustments		
Lot Value	4,828	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.2 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,754 / 1,754
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	614 Total, 614 Minimum
Garage Type	
Remodel	
Year/Eff Age	1941 / 85



1 3/2/2022

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		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	40,540		
Lot Value	4,828		
Indicated Value	45,368	25.87	Per SqFt
Agland Value			
Site Improvements	20,644		
Total Value	66,012	37.64	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	82.29	Total Misc Impr	+ 918
Roofing Adj	+ 4.06	Garage Cost	+ 918
Subfloor Adj	+ 0.00	Total RCN	= 202,698
Heat/Cool Adj	+ 11.39	Depreciation ( 80%)	- 162,158
Plumbing Adj	+ 5.91	Lump Sums	+ 0
Basement Adj	+ 11.39	RCNLD	= 40,540
Adj Base Cost	= 115.04	Lot Value	+ 4,828
Total Area	x 1,754	Indicated Value	= 45,368
Adjusted Cost	= 201,780	Value Per SqFt	25.87

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	2608	6x5		30	23.75		713
PATO	Slab Porch - Open	2611	5x4		20	10.27		205



Harper

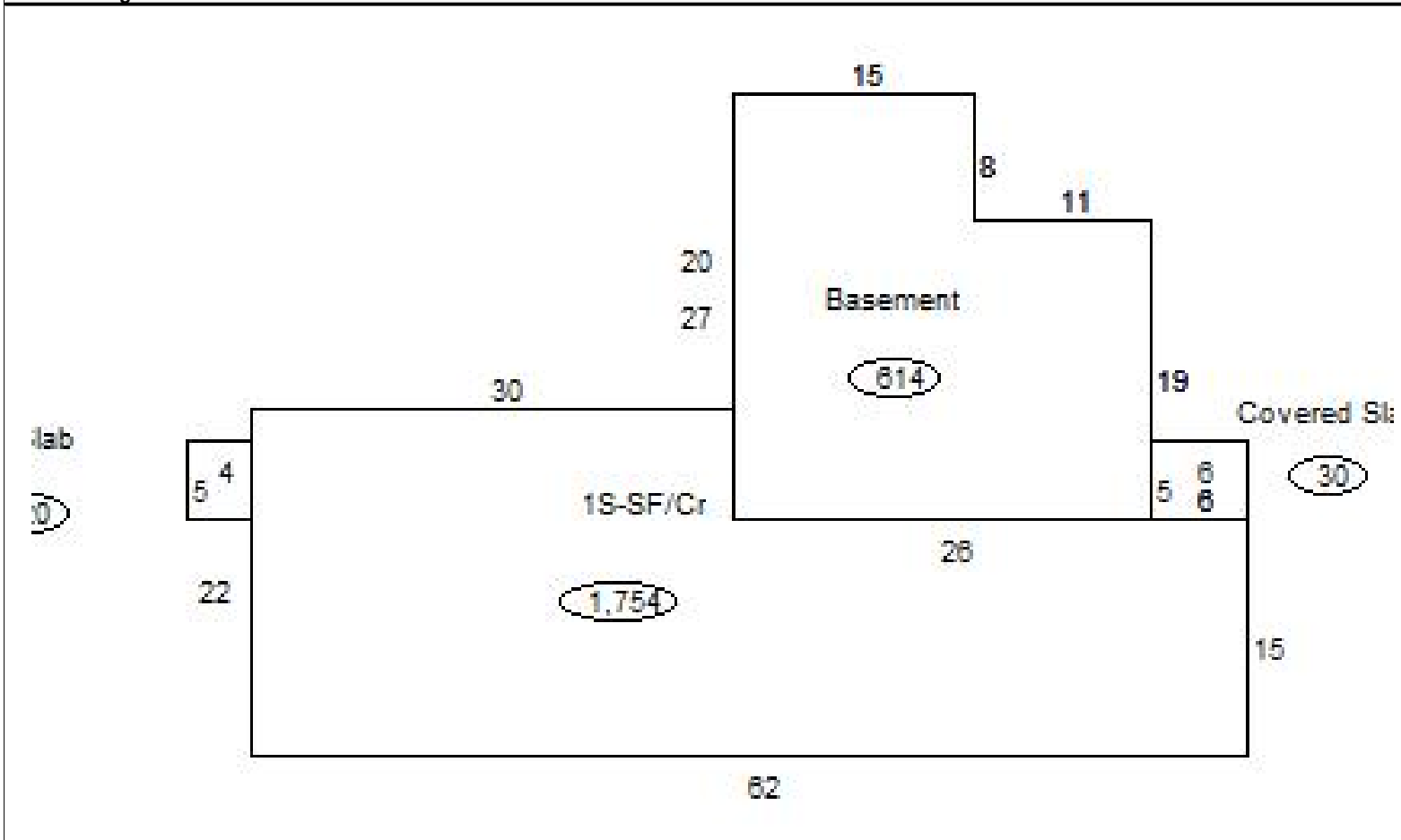
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	Covered Slab	30	1.000	30
2	R	1	Crawl	20	1S-SF/Cr	1,754	1.000	1,754
3	B			20	Basement	614	1.000	614
4	M	PATO		20	Open Slab	20	1.000	20
<b>Total Building Area</b>						1,754		1,754



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed - Metal NEW 22	20x12x8	Base	Formed Metal	240	
	Qual	3	Cond	3	Year	2022	
				Eff Age	4		
				0			
			0				
			0				
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (19% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (19.99 x 240)		4,798		4,798	912	3,886	
	WODO	Wood Deck - Open 2019	14x14x0			196	
Qual	3	Cond	3	Year	2019	Eff Age	7
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (39% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (18.95 x 196)		3,714		3,714	1,448	2,266	
	PATO	Patio - Open 2019	20x14x0			280	
Qual	3	Cond	3	Year	2019	Eff Age	7
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (39% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (7.85 x 280)		2,198		2,198	857	1,341	
	UTIL	Utility Building	38x25x8	Concrete	Formed Metal	950	
	Qual	3	Cond	3	Year	2004	
				Eff Age	22		
				0			
			0				
			0				
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (51% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (27.14 x 950)		25,783		25,783	13,149	12,634	
	PACN	Paving - Concrete Drive	26x24x0			624	
	Qual	3	Cond	3	Year	2000	
				Eff Age	26		
				0			
			0				
			0				
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (4.14 x 624)		2,583		2,583	2,066	517	