




# 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	300005029			 <p>1070-00-105-026-0-001-00 5029 02/25/2022</p> <p>1 3/2/2022</p>						
Parcel ID	1070-00-105-026-0-001-00									
Cadastral ID	1070-105-026-00-0-001-00									
Property Type	REAL - Real Property									
Property Class	UR	VI Area	4							
Tax Area	201 - 4T-BUFFALO-C									
Name ID	14493									
ENGLAND, LARRY K. & SHARON										
PO BOX 132 BUFFALO OK 73834-0000										
Parcel Location										
Situs	00320 SW THIRD ST									
Subdivision	MILLER'S ADDN									
Lot/Block	0026 / 0105	Parcel Size	2 - Lots							
Sec/Twn/Rng	/ / /									
Neighborhood	100100 - BUFFALO ORIG/MILLERS									
School District	4-BUFFAL - 4-BUFFALO									
Legal Description Lat/Long: 36.83766989 -99.62434509				Building Permits						
MILLERS ADD. BLOCK 105 LOTS: 26-28				Number	Description	Opened	Closed	Amount		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	
Remove Cap		Land Value	1,763	1,763	12%	212	Assessed	2,759	217.24	
Year Frozen		Improvements	21,228	21,228		2,547	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	22,991	22,991		2,759	Total Taxable	2,759	217.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-300005029	ENGLAND, LARRY K. &			201	22,991	0	2,706	213.00	
2024	2024-300005029	ENGLAND, LARRY K. &			201	24,326	0	2,577	210.00	
2023	2023-300005029	ENGLAND, LARRY K. &			201	22,368	0	2,454	203.00	
2022	2022-300005029	ENGLAND, LARRY K. &			201	19,476	0	2,338	192.00	
2021	2021-300005029	ENGLAND, LARRY K. &			201	19,476	0	2,338	193.00	
2020	2020-300005029	ENGLAND, LARRY K. &			201	19,476	0	2,338	192.00	
2019	2019-0005029	ENGLAND, LARRY K. &			201	19,476		2,249	186.00	
2018	2018-0005029	ENGLAND, LARRY K. &			201	20,212		1,142	95.00	
2017	2017-0005029	ENGLAND, LARRY K. &			201	20,212		1,080	90.00	
2016	2016-0005029	ENGLAND, LARRY K. &			201	20,212		1,019	87.00	
2015	2015-0005029	ENGLAND, LARRY K. &			201	20,276		960	76.00	
2014	2014-0005029	ENGLAND, LARRY K. &			201	21,022		903	72.00	
2013	2013-0005029	ENGLAND, LARRY K. &			201	30,604		848	68.00	



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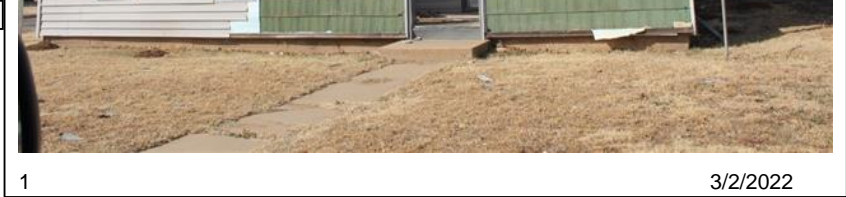
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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
<b>Lot Size</b> 50 x 117.5 <b>Lot Count</b> <b>Units Buildable</b> 1763 <b>Non-Ag Acres</b> <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b>  <b>Method</b> Square-Foot <b>Base Lot Value</b> 5,875.00 x .30 = 1,763 <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b> 1,763		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	2.7 - Fair
<b>Quality</b>	3 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Vinyl
<b>Base/Total Area</b>	964 / 964
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Floor Furnace 1 Wall Air Conditioners (Cour
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	5 /
<b>Bed/F/H Bath</b>	3 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1945 / 86



GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent Indicated Value</b>	

Multiple Regression	
<b>MRA Code</b>	
<b>Adjusted R Indicated Value</b>	

Direct Comparables	
<b>Selection Model</b>	DEFAULT DEFAULT SELECTION MODEL
<b>Adjustment Model</b>	DEFAULT DEFAULT ADJUSTMENTS TABLE
<b>Comparables Indicated Value</b>	

Cost Approach		Manual :	
<b>Base Cost</b>	93.67	<b>Total Misc Impr</b>	+ 4,336
<b>Roofing Adj</b>	+ 4.46	<b>Garage Cost</b>	+
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	= 106,973
<b>Heat/Cool Adj</b>	+ 1.73	<b>Depreciation ( 80%)</b>	- 85,578
<b>Plumbing Adj</b>	+ 6.61	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 21,395
<b>Adj Base Cost</b>	= 106.47	<b>Lot Value</b>	+ 1,763
<b>Total Area</b>	x 964	<b>Indicated Value</b>	= 23,158
<b>Adjusted Cost</b>	= 102,637	<b>Value Per SqFt</b>	24.02

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	21,395		
<b>Lot Value</b>	1,763		
<b>Indicated Value</b>	23,158	24.02	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	23,158	24.02	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	2626	24x8		192	22.43		4,307
PATO	OPEN PORCH	2627	3x1		3	9.78		29



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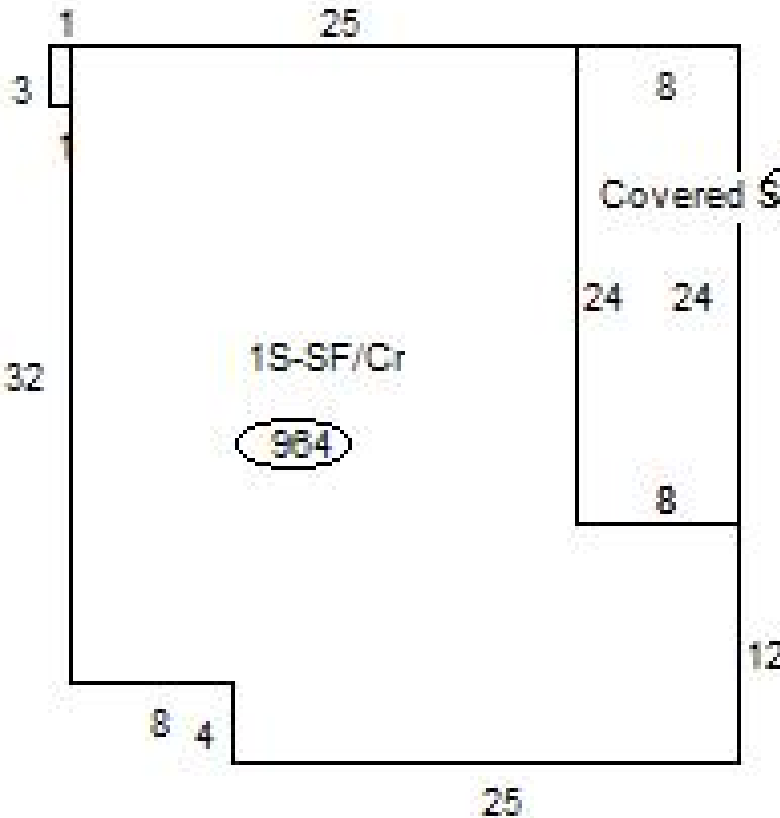
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Sketch Image

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Open Slab

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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	192	1.000	192
2	M	PATO		20	Open Slab	3	1.000	3
3	R	1	Crawl	20	1S-SF/Cr	964	1.000	964
<b>Total Building Area</b>						964		964



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNV	Building No Value/COLLAPSING	0x0x0			
	Qual	Cond	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (0.00 x )						