



# 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	300005038													
Parcel ID	1070-00-106-023-0-001-00													
Cadastral ID	1070-106-023-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area 4												
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14501													
CROUCH, KAREN														
P O BOX 158 BUFFALO OK 73834-0000														
Parcel Location														
Situs	00325 SW THIRD ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0023 / 0106	Parcel Size 3 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.83765126 -99.63196016														
MILLERS ADD. BLOCK 106 LOTS: 23-25-27 BOOK 565 PAGE 727														
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	565/727	WALLACE, BARBARA	03/30/2001	14,000	Q					
					556/597	WEISNER, LISA R.	06/21/2000	12,000	PQ					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	2,644	2,644	12%	317	Assessed	2,460	193.70					
Year Frozen		Improvements	22,249	17,858		2,143	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-79.00					
TIF Project ID	0	Total Value	24,893	20,502		2,460	Total Taxable	1,460	115.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005038	CROUCH, KAREN	201	24,893	1000	1,388	109.00							
2024	2024-300005038	CROUCH, KAREN	201	26,285	1000	1,319	107.00							
2023	2023-300005038	CROUCH, KAREN	201	24,226	1000	1,251	103.00							
2022	2022-300005038	CROUCH, KAREN	201	18,218	1000	1,186	98.00							
2021	2021-300005038	CROUCH, KAREN	201	18,218	1000	1,186	98.00							
2020	2020-300005038	CROUCH, KAREN	201	18,218	1000	1,186	98.00							
2019	2019-0005038	CROUCH, KAREN	201	18,218		1,186	98.00							
2018	2018-0005038	CROUCH, KAREN	201	18,218		1,186	98.00							
2017	2017-0005038	CROUCH, KAREN	201	18,218		1,186	99.00							
2016	2016-0005038	CROUCH, KAREN	201	18,218		1,186	101.00							
2015	2015-0005038	CROUCH, KAREN	201	18,277		1,193	95.00							
2014	2014-0005038	CROUCH, KAREN	201	18,277		1,193	96.00							
2013	2013-0005038	CROUCH, KAREN	201	20,368		1,208	96.00							



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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	3.05 - Average
Quality	3.25 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	780 / 780
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	288 Detached Garage - Finished
Remodel	
Year/Eff Age	1938 / 87

1 3/2/2022

Cost Approach		Manual :	
Base Cost	101.63	Total Misc Impr	+ 5,523
Roofing Adj	+ 5.13	Garage Cost	+ 15,077
Subfloor Adj	+ 0.00	Total RCN	= 112,149
Heat/Cool Adj	+ 1.85	Depreciation ( 80%)	- 89,719
Plumbing Adj	+ 8.76	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 22,430
Adj Base Cost	= 117.37	Lot Value	+ 2,644
Total Area	x 780	Indicated Value	= 25,074
Adjusted Cost	= 91,549	Value Per SqFt	32.15

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	22,430		
Lot Value	2,644		
Indicated Value	25,074	32.15	Per SqFt
Agland Value			
Site Improvements			
Total Value	25,074	32.15	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	2659	22x9		198	23.48		4,649
PATO	Slab Porch - Open	2662	12x7		84	10.40		874



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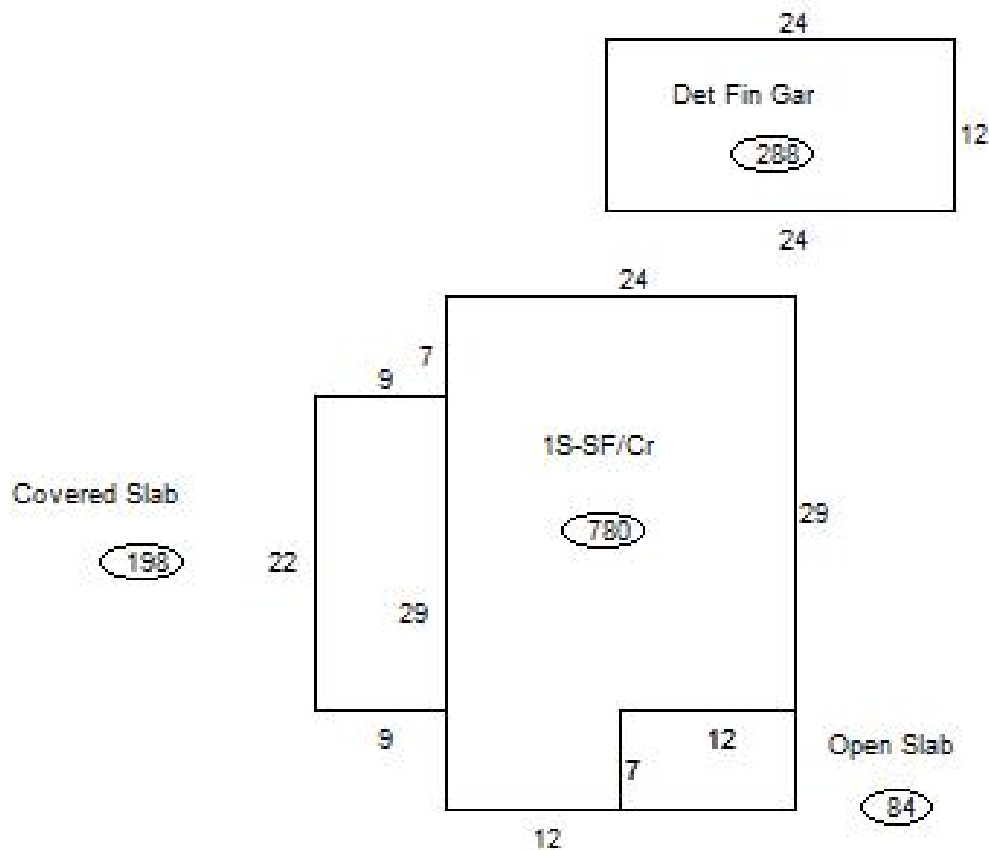
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Sketch Image

300005038



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	Covered Slab	198	1.000	198
2	R	1	Crawl	20	1S-SF/Cr	780	1.000	780
3	G	6		20	Det Fin Gar	288	1.000	288
4	M	PATO		20	Open Slab	84	1.000	84
<b>Total Building Area</b>						<b>780</b>		<b>780</b>