



# 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 300005044 Parcel ID 1070-00-107-011-0-001-00 Cadastral ID 1070-107-011-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 4 Tax Area 201 - 4T-BUFFALO-C Name ID 14507 CHAPMAN, RONALD C.  P O BOX 276 BUFFALO OK 73834-0000  <b>Parcel Location</b> Situs 00313 SW SECOND ST Subdivision MILLER'S ADDN Lot/Block 0011 / 0107 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					<p>1070-00-107-011-0-001-00 5044 02/25/2022</p>																																																																																																																				
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<b>Legal Description</b> Lat/Long: 36.83713836 -99.63106130					<b>Building Permits</b>																																																																																																																				
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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
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	

Residential Data	
Type	1 Single Family Residence
Condition	2.95 - Fair
Quality	2.95 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Asbestos Siding
Base/Total Area	832 / 832
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	3 / 1.0 /
Basement Area	832 Total, 832 Minimum
Garage Type	240 Carport - Gable Roof
Remodel	
Year/Eff Age	1950 / 77



1 3/2/2022

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		

Cost Approach		Manual :	
Base Cost	94.03	Total Misc Impr	+ 2,884
Roofing Adj	+ 4.63	Garage Cost	+ 1,975
Subfloor Adj	+ 0.11	Total RCN	= 128,111
Heat/Cool Adj	+ 10.67	Depreciation ( 75%)	- 96,083
Plumbing Adj	+ 7.60	Lump Sums	+ 0
Basement Adj	+ 31.10	RCNLD	= 32,028
Adj Base Cost	= 148.14	Lot Value	+ 1,763
Total Area	x 832	Indicated Value	= 33,791
Adjusted Cost	= 123,252	Value Per SqFt	40.61

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	32,028	
Lot Value	1,763	
Indicated Value	33,791	40.61 Per SqFt
Agland Value		
Site Improvements	732	
Total Value	34,523	41.49 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	2673	10x6		60	40.28		2,417
PATO	Slab Porch - Open	8331	8x6		48	9.72		467



Harper

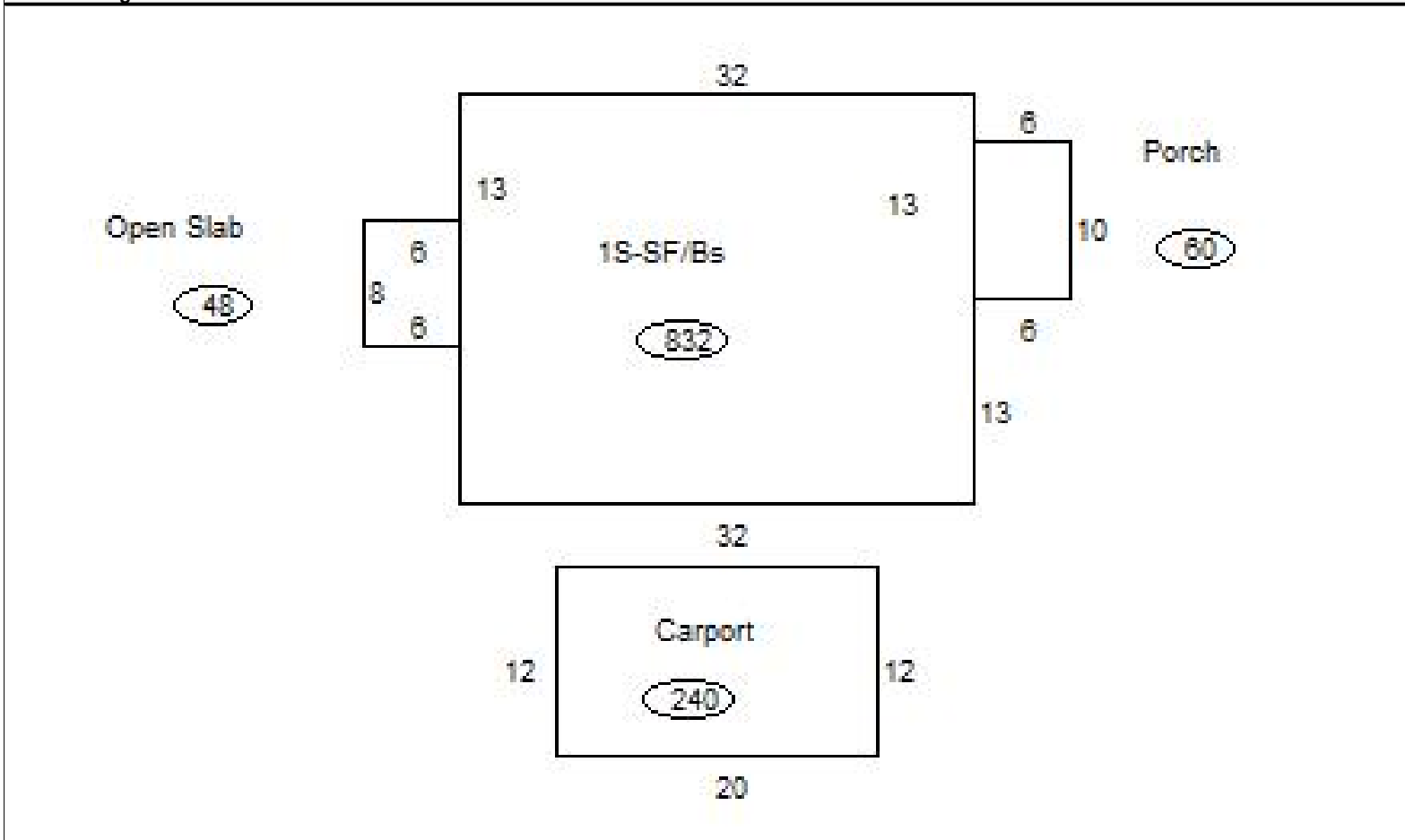
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Sketch Image

300005044



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Basement	20	1S-SF/Bs	832	1.000	832
2	M	RSPC		20	Porch	60	1.000	60
3	G	3		20	Carport	240	1.000	240
4	M	PATO		20	Open Slab	48	1.000	48
<b>Total Building Area</b>						832		832



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPDT	Carport - Detached	20x12x0		Formed Metal	240	
	Qual	3	Cond 3	Year 1985	Eff Age 41		
				0			
				0			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (9.67 x 240)		2,321		2,321	1,857	464
	PACN	Paving - Concrete driveway	32x10x0			320	
	Qual	3	Cond 3	Year 1985	Eff Age 41		
				0			
				0			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.19 x 320)		1,341		1,341	1,073	268