



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 300005045 Parcel ID 1070-00-107-014-0-001-00 Cadastral ID 1070-107-014-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 4 Tax Area 201 - 4T-BUFFALO-C Name ID 14504 WILKINSON, MICKEY & PAMELA WILKINSON P O BOX 675 BUFFALO OK 73834-0000 Parcel Location Situs 00320 SW FIRST ST Subdivision MILLER'S ADDN Lot/Block 0014 / 0107 Parcel Size 5 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO																																																																																																																									
Legal Description Lat/Long: 36.83684638 -99.63257959																																																																																																																									
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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	125 x 117.5	
Lot Count		
Units Buildable	4406	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	14,687.50 x .30 = 4,406	
Factor Value		
Adjustments		
Lot Value	4,406	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Frame, Siding, Vinyl 50% Veneer, Masonry
Base/Total Area	1,240 / 1,240
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	
Garage Type	760 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1940 / 86



1B 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	

Cost Approach		Manual :	
Base Cost	91.05	Total Misc Impr	+ 6,179
Roofing Adj	+ 4.15	Garage Cost	+ 25,187
Subfloor Adj	+ 0.00	Total RCN	= 172,565
Heat/Cool Adj	+ 10.77	Depreciation (80%)	- 138,052
Plumbing Adj	+ 7.90	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 34,513
Adj Base Cost	= 113.87	Lot Value	+ 4,406
Total Area	x 1,240	Indicated Value	= 38,919
Adjusted Cost	= 141,199	Value Per SqFt	31.39

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	34,513		
Lot Value	4,406		
Indicated Value	38,919	31.39	Per SqFt
Agland Value			
Site Improvements	5,129		
Total Value	44,048	35.52	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	2677	10x8		80	40.16		3,213
RSPC	Raised Slab Porch - Covered	2678	8x8		64	40.24		2,575
PATO	Slab Porch - Open	8330	8x5		40	9.78		391



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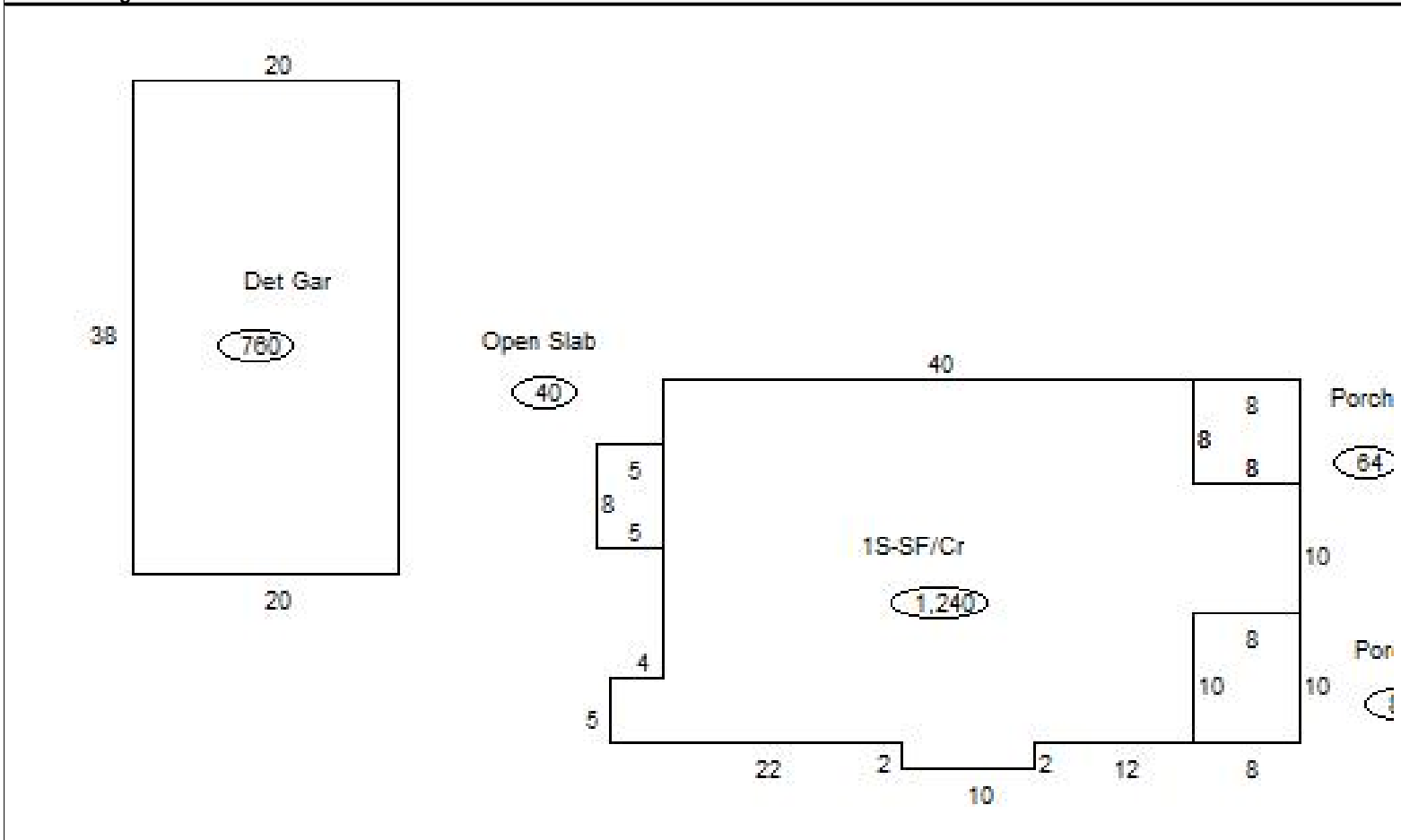
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Sketch Image

300005045



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	80	1.000	80
2	M	RSPC		20	Porch	64	1.000	64
3	R	1	Crawl	20	1S-SF/Cr	1,240	1.000	1,240
4	G	2		20	Det Gar	760	1.000	760
5	M	PATO		20	Open Slab	40	1.000	40
Total Building Area						1,240		1,240



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	GRDT	Garage - Detached	38x20x0	Base	Composition Shingle	760		
	Qual	3	Cond	3	Year	1950	Eff Age	76
						0		
						0		
						0		
		Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (33.14 x 760)	25,186		25,186	20,149	5,037	
	PACN	Paving - Concrete Sidewalk	20x3x0			60		
	Qual	3	Cond	3	Year	1940	Eff Age	86
						0		
						0		
			Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (7.64 x 60)	458		458	366	92	