



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:01:23
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300005055 Parcel ID 1070-00-108-016-0-001-00 Cadastral ID 1070-108-016-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 4 Tax Area 201 - 4T-BUFFALO-C Name ID 25821 CONROY, DAVID M. & PATTI A. CONROY REV LIV TRUST AND ET AL 1502 SOUTH BOULDER AVE #13F TULSA OK 74119-0402 Parcel Location Situs 00316 S HOY ST Subdivision MILLER'S ADDN Lot/Block 0016 / 0108 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					 <p>1070-00-108-016-0-001-00 5055 02/25/2022</p> <p>1 3/2/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.83672366 -99.63157807 MILLERS ADD BLOCK 108 LOTS: 16-18; S 12' OF 14																																																																																																																									
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						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																																																																																																	
Code	Type	Active	Maximum	Exemption																																																																																																																					
Number	Description	Opened	Closed	Amount																																																																																																																					
Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>791/757</td> <td>CONROY, PATTI ET AL</td> <td>09/23/2025</td> <td></td> <td>04</td> </tr> <tr> <td>683/815</td> <td>CONROY, PATTI AND</td> <td>07/11/2012</td> <td>9,967</td> <td>04</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	791/757	CONROY, PATTI ET AL	09/23/2025		04	683/815	CONROY, PATTI AND	07/11/2012	9,967	04																																																																																																						
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
791/757	CONROY, PATTI ET AL	09/23/2025		04																																																																																																																					
683/815	CONROY, PATTI AND	07/11/2012	9,967	04																																																																																																																					
Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>78.740</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td></td> <td>Land Value 1,860</td> <td>1,860</td> <td>12%</td> <td>223</td> <td>Assessed</td> <td>4,474</td> <td>352.28</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements 35,423</td> <td>35,423</td> <td></td> <td>4,251</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 37,283</td> <td>37,283</td> <td></td> <td>4,474</td> <td>Total Taxable</td> <td>4,474</td> <td>352.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	Remove Cap		Land Value 1,860	1,860	12%	223	Assessed	4,474	352.28	Year Frozen		Improvements 35,423	35,423		4,251	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 37,283	37,283		4,474	Total Taxable	4,474	352.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																																																																																																																	
Remove Cap		Land Value 1,860	1,860	12%	223	Assessed	4,474	352.28																																																																																																																	
Year Frozen		Improvements 35,423	35,423		4,251	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																																																																																																	
TIF Project ID	0	Total Value 37,283	37,283		4,474	Total Taxable	4,474	352.00																																																																																																																	
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-300005055</td><td>CONROY, DAVID M. & PATTI A. CONROY</td><td>201</td><td>37,283</td><td>0</td><td>4,403</td><td>347.00</td></tr> <tr><td>2024</td><td>2024-300005055</td><td>CONROY, PATTI</td><td>201</td><td>39,219</td><td>0</td><td>4,193</td><td>341.00</td></tr> <tr><td>2023</td><td>2023-300005055</td><td>CONROY, PATTI</td><td>201</td><td>37,212</td><td>0</td><td>3,994</td><td>330.00</td></tr> <tr><td>2022</td><td>2022-300005055</td><td>CONROY, PATTI</td><td>201</td><td>31,698</td><td>0</td><td>3,804</td><td>313.00</td></tr> <tr><td>2021</td><td>2021-300005055</td><td>CONROY, PATTI</td><td>201</td><td>31,698</td><td>0</td><td>3,804</td><td>314.00</td></tr> <tr><td>2020</td><td>2020-300005055</td><td>CONROY, PATTI</td><td>201</td><td>31,698</td><td>0</td><td>3,804</td><td>313.00</td></tr> <tr><td>2019</td><td>2019-0005055</td><td>CONROY, PATTI</td><td>201</td><td>31,698</td><td></td><td>3,804</td><td>315.00</td></tr> <tr><td>2018</td><td>2018-0005055</td><td>CONROY, PATTI</td><td>201</td><td>31,698</td><td></td><td>3,804</td><td>315.00</td></tr> <tr><td>2017</td><td>2017-0005055</td><td>CONROY, PATTI</td><td>201</td><td>31,698</td><td></td><td>3,804</td><td>316.00</td></tr> <tr><td>2016</td><td>2016-0005055</td><td>CONROY, PATTI</td><td>201</td><td>31,698</td><td></td><td>3,804</td><td>324.00</td></tr> <tr><td>2015</td><td>2015-0005055</td><td>CONROY, PATTI</td><td>201</td><td>31,811</td><td></td><td>3,817</td><td>303.00</td></tr> <tr><td>2014</td><td>2014-0005055</td><td>CONROY, PATTI</td><td>201</td><td>31,811</td><td></td><td>3,817</td><td>306.00</td></tr> <tr><td>2013</td><td>2013-0005055</td><td>CONROY, PATTI</td><td>201</td><td>30,914</td><td></td><td>3,710</td><td>296.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-300005055	CONROY, DAVID M. & PATTI A. CONROY	201	37,283	0	4,403	347.00	2024	2024-300005055	CONROY, PATTI	201	39,219	0	4,193	341.00	2023	2023-300005055	CONROY, PATTI	201	37,212	0	3,994	330.00	2022	2022-300005055	CONROY, PATTI	201	31,698	0	3,804	313.00	2021	2021-300005055	CONROY, PATTI	201	31,698	0	3,804	314.00	2020	2020-300005055	CONROY, PATTI	201	31,698	0	3,804	313.00	2019	2019-0005055	CONROY, PATTI	201	31,698		3,804	315.00	2018	2018-0005055	CONROY, PATTI	201	31,698		3,804	315.00	2017	2017-0005055	CONROY, PATTI	201	31,698		3,804	316.00	2016	2016-0005055	CONROY, PATTI	201	31,698		3,804	324.00	2015	2015-0005055	CONROY, PATTI	201	31,811		3,817	303.00	2014	2014-0005055	CONROY, PATTI	201	31,811		3,817	306.00	2013	2013-0005055	CONROY, PATTI	201	30,914		3,710	296.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-300005055	CONROY, DAVID M. & PATTI A. CONROY	201	37,283	0	4,403	347.00																																																																																																																		
2024	2024-300005055	CONROY, PATTI	201	39,219	0	4,193	341.00																																																																																																																		
2023	2023-300005055	CONROY, PATTI	201	37,212	0	3,994	330.00																																																																																																																		
2022	2022-300005055	CONROY, PATTI	201	31,698	0	3,804	313.00																																																																																																																		
2021	2021-300005055	CONROY, PATTI	201	31,698	0	3,804	314.00																																																																																																																		
2020	2020-300005055	CONROY, PATTI	201	31,698	0	3,804	313.00																																																																																																																		
2019	2019-0005055	CONROY, PATTI	201	31,698		3,804	315.00																																																																																																																		
2018	2018-0005055	CONROY, PATTI	201	31,698		3,804	315.00																																																																																																																		
2017	2017-0005055	CONROY, PATTI	201	31,698		3,804	316.00																																																																																																																		
2016	2016-0005055	CONROY, PATTI	201	31,698		3,804	324.00																																																																																																																		
2015	2015-0005055	CONROY, PATTI	201	31,811		3,817	303.00																																																																																																																		
2014	2014-0005055	CONROY, PATTI	201	31,811		3,817	306.00																																																																																																																		
2013	2013-0005055	CONROY, PATTI	201	30,914		3,710	296.00																																																																																																																		




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:01:23
 Page 2

Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size 62 x 100 Lot Count Units Buildable 1860 Non-Ag Acres Topography Street Access Utilities Amenities Method Square-Foot Base Lot Value 6,200.00 x .30 = 1,860 Factor Value Adjustments Lot Value 1,860		 <p>1070-00-108-016-0-001-00 5055 02/25/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	2.75 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	896 / 896
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	240 Total, 240 Partition
Garage Type	312 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1950 / 80



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	95.68	Total Misc Impr	+ 2,768
Roofing Adj	+ 5.62	Garage Cost	+ 12,557
Subfloor Adj	+ 0.00	Total RCN	= 135,864
Heat/Cool Adj	+ 10.77	Depreciation (77%)	- 104,615
Plumbing Adj	+ 7.11	Lump Sums	+ 0
Basement Adj	+ 15.34	RCNLD	= 31,249
Adj Base Cost	= 134.53	Lot Value	+ 1,860
Total Area	x 896	Indicated Value	= 33,109
Adjusted Cost	= 120,539	Value Per SqFt	36.95

Value Reconciliation
Selected Approach Cost Approach
Improvements 31,249
Lot Value 1,860
Indicated Value 33,109 36.95 Per SqFt
Agland Value
Site Improvements 3,536
Total Value 36,645 40.90 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	2702	10x6		60	40.26		2,416
PATO	Slab Porch - Open	8338	6x6		36	9.78		352



Harper

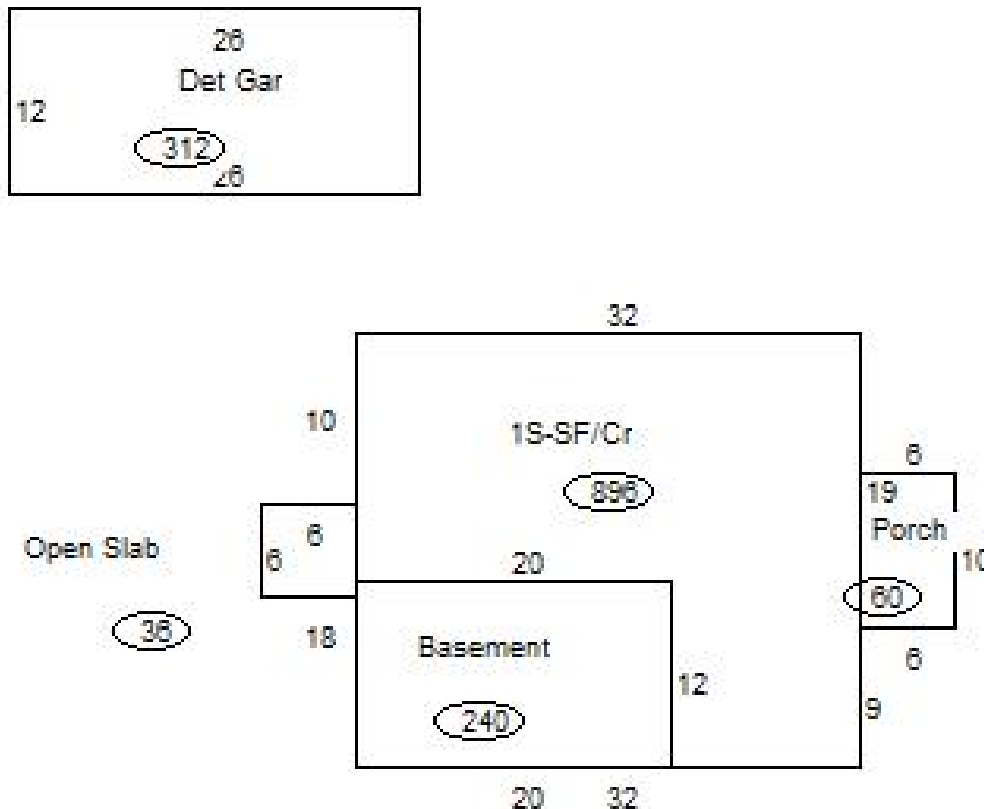
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:01:23
 Page 3

Sketch Image

300005055



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	B			20	Basement	240	1.000	240
2	M	RSPC		20	Porch	60	1.000	60
3	R	1	Crawl	20	1S-SF/Cr	896	1.000	896
4	G	2		20	Det Gar	312	1.000	312
5	M	PATO		20	Open Slab	36	1.000	36
Total Building Area						896		896



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:01:23
Page 4

300005055

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed, Wood	12x20x8		Composition Roll	240
	Qual	3	Cond 3	Year 2015	Eff Age 11	

Valuation Summary	Modifier Total	RCN	Depr (44% Phys/ % Func)	RCNLD
Base Cost (19.75 x 240)	4,740		4,740	2,086
				2,654



CPDT	Carport - Detached	20x24x10		Formed Metal	480
Qual	3	Cond 3	Year 2000	Eff Age 26	

Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (9.19 x 480)	4,411		4,411	3,529
				882