




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:01:29
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Assessment Data					Primary Image																																																																																																																				
Account 300005062 Parcel ID 1070-00-109-010-0-001-00 Cadastral ID 1070-109-010-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 201 - 4T-BUFFALO-C Name ID 25557 DALEY, BRUCE J. TRUST PO BOX 366 BUFFALO OK 73834- Parcel Location Situs 00314 SE FIRST ST Subdivision MILLER'S ADDN Lot/Block 0010 / 0109 Parcel Size 4 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					 <p>1070-00-109-010-0-001-00_003.JPG 1/9/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.82771064 -99.62898873 MILLERS ADD. BLOCK 109 LOTS 10-12-14-16 BOOK 782 PAGE 110 WD																																																																																																																									
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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	100 x 135	
Lot Count		
Units Buildable	4050	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	13,500.00 x .30 = 4,050	
Factor Value		1070-00-109-010-0-001-00_003.JPG
Adjustments		1/9/2023
Lot Value	4,050	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,114 / 1,671
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	350 Total, 350 Partition
Garage Type	
Remodel	PARTIAL -
Year/Eff Age	1945 / 65



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	80.95	Total Misc Impr	+ 4,637
Roofing Adj	+ 2.87	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 192,541
Heat/Cool Adj	+ 10.77	Depreciation (66%)	- 127,077
Plumbing Adj	+ 5.87	Lump Sums	+ 0
Basement Adj	+ 11.99	RCNLD	= 65,464
Adj Base Cost	= 112.45	Lot Value	+ 4,050
Total Area	x 1,671	Indicated Value	= 69,514
Adjusted Cost	= 187,904	Value Per SqFt	41.60

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	65,464		
Lot Value	4,050		
Indicated Value	69,514	41.60	Per SqFt
Agland Value			
Site Improvements	1,924		
Total Value	71,438	42.75	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	2713	4x4		16	9.78		156
RSPC	Raised Slab Porch - Covered	2715	14x8		112	40.01		4,481



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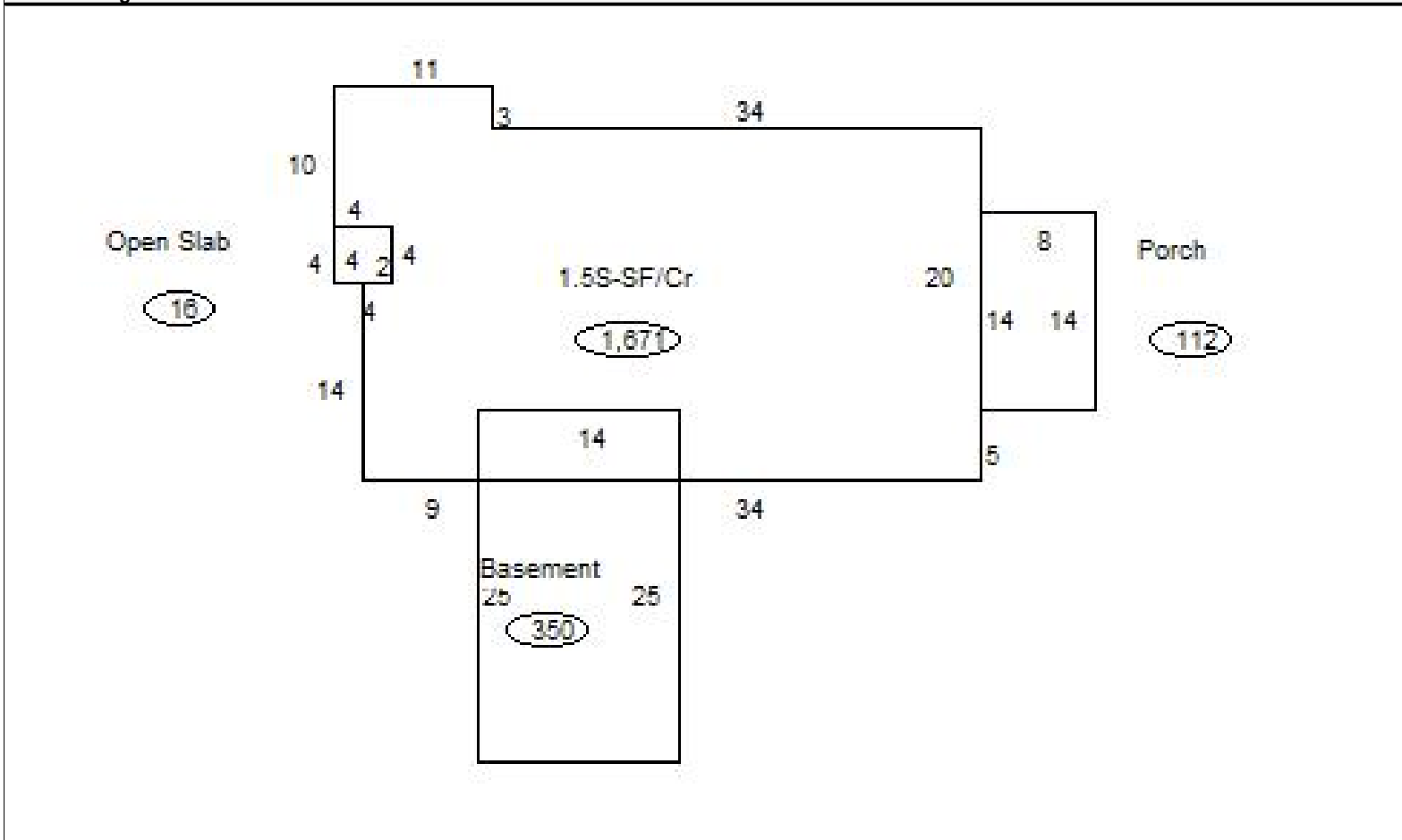
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Sketch Image

300005062



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Open Slab	16	1.000	16
2	B			20	Basement	350	1.000	350
3	M	RSPC		20	Porch	112	1.000	112
4	R	5	Crawl	20	1.5S-SF/Cr	1,114	1.500	1,671
Total Building Area						1,114		1,671



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Wood	12x8x6		Composition Shingle	96
	Qual 3	Cond 3	Year 2000	Eff Age 26		

Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
Base Cost (24.25 x 96)	2,328		2,328	1,630	698



SHDS	Description	Dimensions	Floor	Roofing	Total Units
SHDS	Shed - GARAGE	20x15x8		Formed Metal	300
Qual 3	Cond 3	Year 1995	Eff Age 31		

Valuation Summary		Modifier Total	RCN	Depr (78% Phys/ % Func)	RCNLD
Base Cost (18.58 x 300)	5,574		5,574	4,348	1,226