



# 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	300005075				<p>1070-00-111-001-0-002-00 5075 02/25/2022</p> <p>1 3/2/2022</p>									
Parcel ID	1070-00-111-001-0-002-00													
Cadastral ID	1070-111-001-00-0-002-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area 4												
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14524													
BALCOMB, LAURIE ANN														
PO BOX 942 BUFFALO OK 73834-0000														
Parcel Location														
Situs	00014 W HARPER ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0001 / 0111	Parcel Size 2 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG\MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.83279820 -99.63000963														
MILLER'S ADD. BLOCK 111 LOTS: W 95' OF 1-3-5-7														
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	No	1,000		Bk/Pg	Grantor	Date	Price	Code					
					/	BALCOMB, LAURIE ANN								
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	2,850	2,850	12%	342	Assessed	2,732	215.12					
Year Frozen		Improvements	21,909	19,918		2,390	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	24,759	22,768		2,732	Total Taxable	2,732	215.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005075	BALCOMB, LAURIE ANN	201	24,759	0	2,602	205.00							
2024	2024-300005075	BALCOMB, LAURIE ANN	201	26,469	1000	1,478	120.00							
2023	2023-300005075	BALCOMB, LAURIE ANN	201	24,088	1000	1,406	116.00							
2022	2022-300005075	BALCOMB, LAURIE ANN	201	19,944	1000	1,336	110.00							
2021	2021-300005075	BALCOMB, LAURIE ANN	201	19,944	1000	1,268	105.00							
2020	2020-300005075	BALCOMB, LAURIE ANN	201	19,944	1000	1,202	99.00							
2019	2019-0005075	BALCOMB, LAURIE ANN	201	19,944		1,138	94.00							
2018	2018-0005075	BALCOMB, LAURIE ANN	201	19,944		1,075	89.00							
2017	2017-0005075	BALCOMB, LAURIE ANN	201	19,944		1,016	84.00							
2016	2016-0005075	BALCOMB, LAURIE ANN	201	19,944		957	81.00							
2015	2015-0005075	BALCOMB, LAURIE ANN	201	20,009		900	71.00							
2014	2014-0005075	BALCOMB, LAURIE ANN	201	20,009		845	68.00							
2013	2013-0005075	BALCOMB, LAURIE ANN	201	21,940		790	63.00							



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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	100 x 95	
Lot Count		
Units Buildable	2850	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	9,500.00 x .30 = 2,850	
Factor Value		
Adjustments		
Lot Value	2,850	

Residential Data	
Type	1 Single Family Residence
Condition	2.3 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Asbestos Siding
Base/Total Area	912 / 912
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	320 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1950 / 87



1 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	91.83	Total Misc Impr	+ 2,021
Roofing Adj	+ 4.54	Garage Cost	+ 12,721
Subfloor Adj	+ 0.00	Total RCN	= 110,584
Heat/Cool Adj	+ 1.73	Depreciation ( 80%)	- 88,467
Plumbing Adj	+ 7.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 22,117
Adj Base Cost	= 105.09	Lot Value	+ 2,850
Total Area	x 912	Indicated Value	= 24,967
Adjusted Cost	= 95,842	Value Per SqFt	27.38

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	22,117		
Lot Value	2,850		
Indicated Value	24,967	27.38	Per SqFt
Agland Value			
Site Improvements			
Total Value	24,967	27.38	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	OPEN PORCH	2736	24x7		168	9.24		1,552
PATO	Slab Porch - Open	8341	8x6		48	9.78		469



Harper

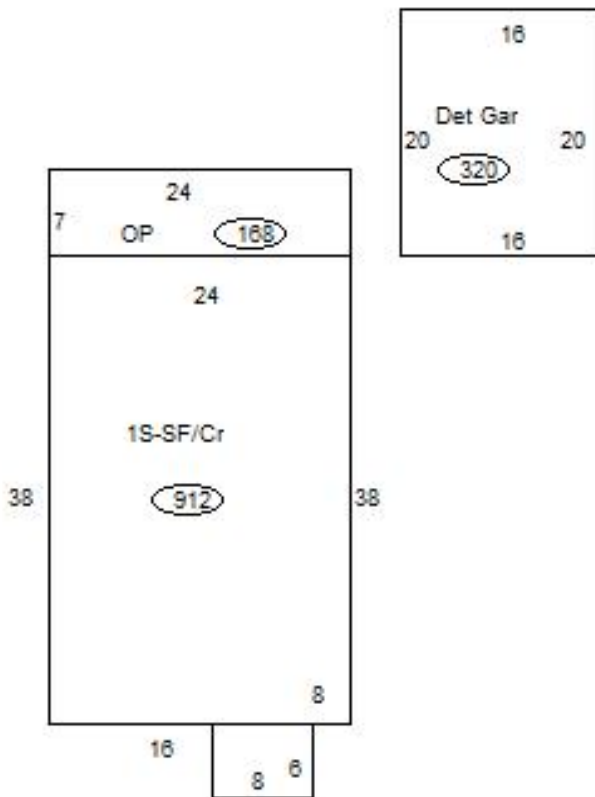
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Sketch Image

300005075



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	OP	168	1.000	168
2	R	1	Crawl	20	1S-SF/Cr	912	1.000	912
3	G	2		20	Det Gar	320	1.000	320
4	M	PATO		20	Open Slab	48	1.000	48
<b>Total Building Area</b>						912		912