



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:01:58
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Assessment Data					Primary Image																																																																																																																				
Account 300005094 Parcel ID 1070-00-113-018-0-001-00 Cadastral ID 1070-113-018-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 4 Tax Area 201 - 4T-BUFFALO-C Name ID 25169 DAUPHIN, DENISE DAWN P O BOX 266 BUFFALO OK 73834- Parcel Location Situs 00218 SW SECOND ST Subdivision MILLER'S ADDN Lot/Block 0018 / 0113 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO																																																																																																																									
Legal Description Lat/Long: 36.83868785 -99.63161207 MILLERS ADD. BLOCK 113 LOTS: 18-20 BOOK 771 PAGE 181 CORRECTION DEED																																																																																																																									
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Lot Data		Square-Foot - BUFFALO ORIGMILLERS	
Lot Size	0	0	
Lot Count			
Units Buildable	1763		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	5,876.00 x .30 = 1,763		
Factor Value			
Adjustments			
Lot Value	1,763		



1 3/2/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	294 / 294
Style	100% One Story
HVAC	1 Wall Air Conditioners (Count) 1 Wall Air Conditio
Roof Cover	4 Metal, Preformed
Area on Slab	294
Fixture/RghIn	5 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	PARTIAL -
Year/Eff Age	1950 / 56

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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	12,054		
Lot Value	1,763		
Indicated Value	13,817	47.00	Per SqFt
Agland Value			
Site Improvements	1,583		
Total Value	15,400	52.38	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	91.47	Total Misc Impr	+ 0
Roofing Adj	+ 4.74	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 33,484
Heat/Cool Adj	+ 0.00	Depreciation (64%)	- 21,430
Plumbing Adj	+ 17.68	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 12,054
Adj Base Cost	= 113.89	Lot Value	+ 1,763
Total Area	x 294	Indicated Value	= 13,817
Adjusted Cost	= 33,484	Value Per SqFt	47.00

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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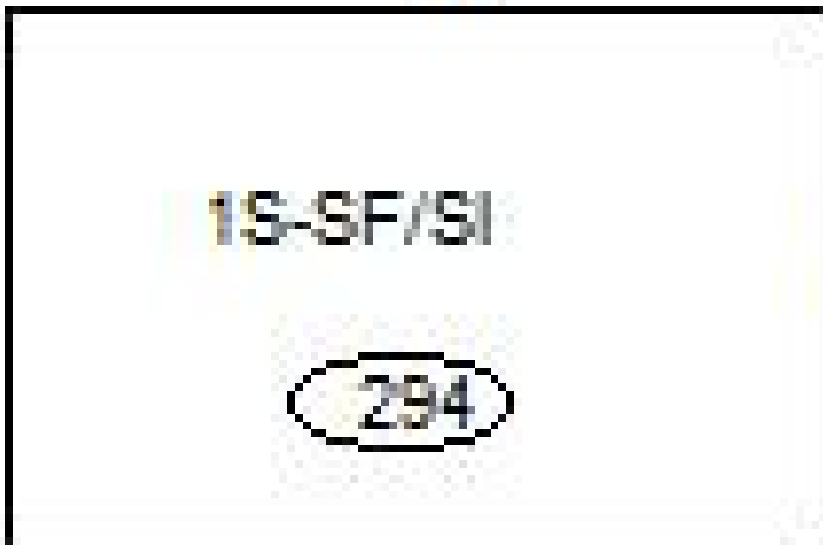
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Sketch Image

300005094



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	294	1.000	294
Total Building Area						294		294



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed - Wood	12x8x8		Formed Metal	96	
	Qual	3	Cond 3	Year	2019	Eff Age	7
		Valuation Summary	Modifier Total	RCN	Depr (32% Phys/ % Func)	RCNLD	
		Base Cost (24.25 x 96)	2,328		2,328	745	1,583