



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:02:15
 Page 1

Assessment Data					Primary Image									
Account	300005113				<p>1070-00-126-003-0-001-00 3/29/2022 ACCT. #5113</p> <p>1 3/30/2022</p>									
Parcel ID	1070-00-126-003-0-001-00													
Cadastral ID	1070-126-003-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	4											
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14551													
MCEACHERN, ELAINE														
P O BOX 689 BUFFALO OK 73834-0000														
Parcel Location														
Situs	00214 W TURNER ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0003 / 0126	Parcel Size	5 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG\MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.83480507 -99.63382314														
MILLERS ADD. BLOCK 126 LOTS E2 OF 3; E 55'OF 11-13-15-17; E 55' OF N2 OF 19; ALL 4-5														
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														
Bk/Pg	Grantor	Date	Price	Code										
/	MCEACHERN, ELAINE													
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	3,731	3,731	12%	448	Assessed	6,321	497.72					
Year Frozen		Improvements	48,938	48,938		5,873	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	52,669	52,669		6,321	Total Taxable	6,321	498.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005113	MCEACHERN, ELAINE	201	52,669	0	6,321	498.00							
2024	2024-300005113	MCEACHERN, ELAINE	201	57,016	0	6,712	547.00							
2023	2023-300005113	MCEACHERN, ELAINE	201	53,514	0	6,392	529.00							
2022	2022-300005113	MCEACHERN, ELAINE	201	50,731	0	6,088	501.00							
2021	2021-300005113	MCEACHERN, ELAINE	201	50,731	0	6,088	503.00							
2020	2020-300005113	MCEACHERN, ELAINE	201	50,731	0	6,088	501.00							
2019	2019-0005113	MCEACHERN, ELAINE	201	50,731		6,088	505.00							
2018	2018-0005113	MCEACHERN, ELAINE	201	50,731		6,088	505.00							
2017	2017-0005113	MCEACHERN, ELAINE	201	51,959		6,235	518.00							
2016	2016-0005113	MCEACHERN, ELAINE	201	53,186		6,382	543.00							
2015	2015-0005113	MCEACHERN, ELAINE	201	53,372		6,329	502.00							
2014	2014-0005113	MCEACHERN, ELAINE	201	54,605		6,027	483.00							
2013	2013-0005113	MCEACHERN, ELAINE	201	72,391		5,740	457.00							



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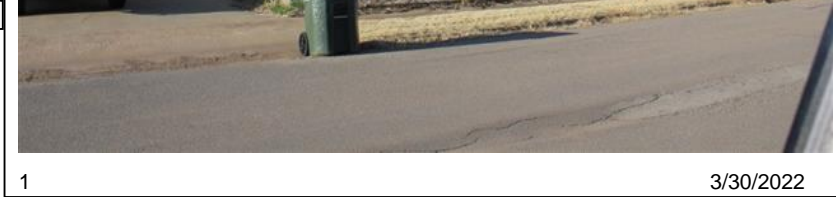
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Date 02/06/2026
Time 07:02:15
Page 2

Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	0 0	<p>1070-00-126-003-0-001-00 3/29/2022 ACCT. #5113</p>
Lot Count		
Units Buildable	3731	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	12,438.00 x .30 = 3,731	
Factor Value		
Adjustments		
Lot Value	3,731	

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,697 / 1,697
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	672 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1965 / 67



1 3/30/2022

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	67.97	Total Misc Impr	+ 5,920
Roofing Adj	+ 3.69	Garage Cost	+ 12,612
Subfloor Adj	+ 1.86	Total RCN	= 166,171
Heat/Cool Adj	+ 8.78	Depreciation (73%)	- 121,305
Plumbing Adj	+ 4.70	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 44,866
Adj Base Cost	= 87.00	Lot Value	+ 3,731
Total Area	x 1,697	Indicated Value	= 48,597
Adjusted Cost	= 147,639	Value Per SqFt	28.64

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	44,866		
Lot Value	3,731		
Indicated Value	48,597	28.64	Per SqFt
Agland Value			
Site Improvements	2,662		
Total Value	51,259	30.21	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1	1	3,898.41		3,898
PATO	Slab Porch - Open	2824	6x4		24	8.72		209
PATO	Slab Porch - Open	2825	20x10		200	8.02		1,604
PATO	Slab Porch - Open	2827	8x3		24	8.72		209



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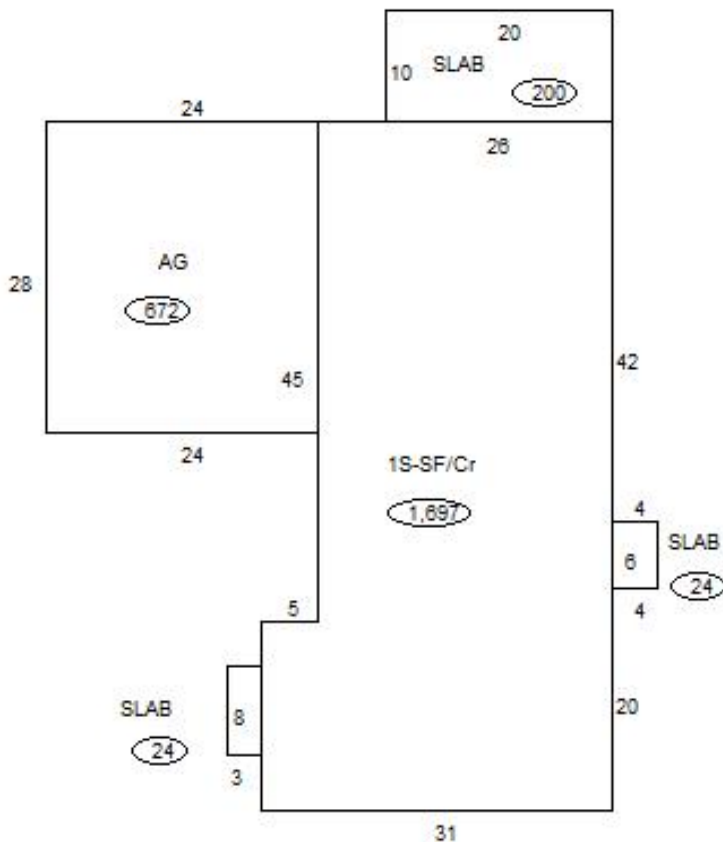
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Date 02/06/2026
 Time 07:02:15
 Page 3

Sketch Image

300005113



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	SLAB	24	1.000	24
2	M	PATO		20	SLAB	200	1.000	200
3	G	1		20	AG	672	1.000	672
4	M	PATO		20	SLAB	24	1.000	24
5	R	1	Crawl	20	1S-SF/Cr	1,697	1.000	1,697
Total Building Area						1,697		1,697



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 Time 07:02:15
 Page 4

300005113

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Metal	8x12x6		Galvanized Metal	96
	Qual	3	Cond 3	Year 2010	Eff Age 16	
	0					
		Valuation Summary	Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
		Base Cost (24.56 x 96)	2,358		2,358	1,132
	SHDS	Yard Shed - MetaL / LONG	32x12x6		Galvanized Metal	384
	Qual	3	Cond 3	Year 1990	Eff Age 36	
	0					
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (16.94 x 384)	6,505		6,505	1,301
	SHDS	Yard Shed - Wood / GREEN	6x6x6		Composition Shingle	36
	Qual	3	Cond 3	Year 1965	Eff Age 61	
	0					
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (31.81 x 36)	1,145		1,145	229