




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:02:16  
 Page 1

Assessment Data					Primary Image																																																																																																																			
<b>Account</b> 300005115 <b>Parcel ID</b> 1070-00-126-008-0-001-00 <b>Cadastral ID</b> 1070-126-008-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 4 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 14551 MCEACHERN, ELAINE  P O BOX 689 BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 00210 W TURNER ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0008 / 0126 <b>Parcel Size</b> 2 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG\MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO					 <p>1070-00-126-008-0-001-00            3/29/2022            ACCT. #5115</p> <p>1 3/30/2022</p>																																																																																																																			
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Lot Data		Square-Foot - BUFFALO ORIGMILLERS	
Lot Size	0	0	
Lot Count			
Units Buildable	1800		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	6,000.00 x .30 = 1,800		
Factor Value			
Adjustments			
Lot Value	1,800		



Residential Data	
Type	1 Single Family Residence
Condition	1.5 - Low
Quality	1.5 - Low
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	842 / 1,263
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air 100% Warmed & Coc
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	842 Total, 400 Minimum, 482 Partition
Garage Type	252 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1935 / 118

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	62.78	Total Misc Impr	+ 685
Roofing Adj	+ 2.86	Garage Cost	+ 6,876
Subfloor Adj	+ 1.45	Total RCN	= 142,475
Heat/Cool Adj	+ 16.86	Depreciation ( 80%)	- 113,980
Plumbing Adj	+ 3.95	Lump Sums	+ 0
Basement Adj	+ 18.92	RCNLD	= 28,495
Adj Base Cost	= 106.82	Lot Value	+ 1,800
Total Area	x 1,263	Indicated Value	= 30,295
Adjusted Cost	= 134,914	Value Per SqFt	23.99

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	28,495		
Lot Value	1,800		
Indicated Value	30,295	23.99	Per SqFt
Agland Value			
Site Improvements			
Total Value	30,295	23.99	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	2830	28		28	8.25		231
PATO	Slab Porch - Open	2831	5x3		15	8.25		124
PATO	Slab Porch - Open	2834	10x4		40	8.25		330



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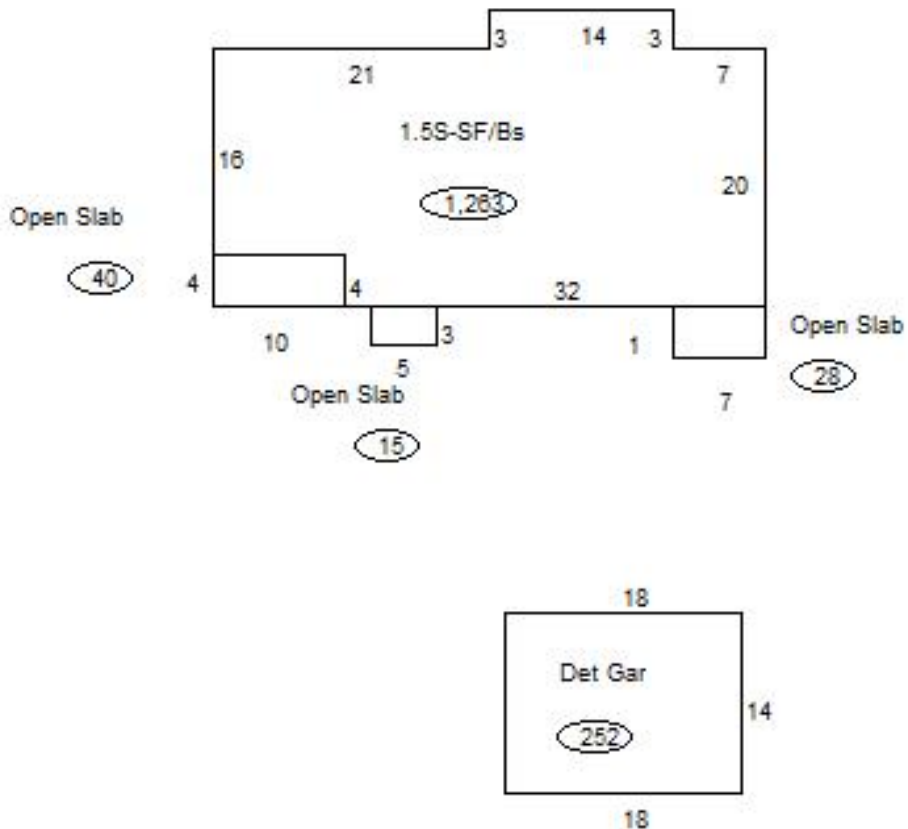
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Sketch Image

300005115



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Open Slab	28	1.000	28
2	M	PATO		20	Open Slab	15	1.000	15
3	G	2		20	Det Gar	252	1.000	252
4	R	5	Basement	20	1.5S-SF/Bs	842	1.500	1,263
5	M	PATO		20	Open Slab	40	1.000	40
<b>Total Building Area</b>						842		1,263