



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 300005117 Parcel ID 1070-00-126-014-0-001-00 Cadastral ID 1070-126-014-00-0-001-00 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 00116 SW SECOND ST Subdivision MILLER'S ADDN Lot/Block 0014 / 0126 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG\MILLERS School District 4-BUFFAL - 4-BUFFALO					<p>1070-00-126-014-0-001-00 3/29/2022 ACCT. #5117</p> <p>1 3/30/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.83578961 -99.63349420 MILLERS ADD BLOCK 126 LOTS: 14-16-18																																																																																																																									
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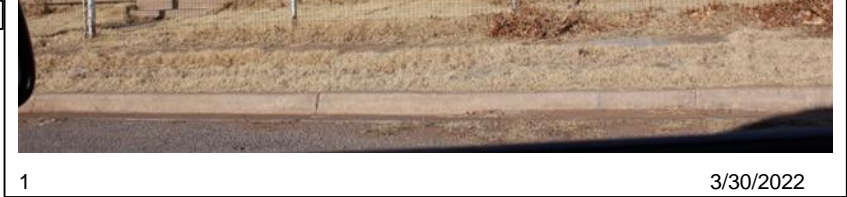
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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	75 x 117.5	<p>1070-00-126-014-0-001-00 3/29/2022 ACCT. #5117</p>
Lot Count		
Units Buildable	2644	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	8,812.50 x .30 = 2,644	
Factor Value		
Adjustments		
Lot Value	2,644	

Residential Data	
Type	1 Single Family Residence
Condition	1.5 - Low
Quality	1.5 - Low
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,064 / 1,064
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	500 Carport - Gable Roof
Remodel	PARTIAL -
Year/Eff Age	1945 / 74



1 3/30/2022

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	73.24	Total Misc Impr	+ 4,270
Roofing Adj	+ 3.99	Garage Cost	+ 2,567
Subfloor Adj	+ 2.07	Total RCN	= 105,151
Heat/Cool Adj	+ 8.42	Depreciation (79%)	- 83,069
Plumbing Adj	+ 4.69	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 22,082
Adj Base Cost	= 92.40	Lot Value	+ 2,644
Total Area	x 1,064	Indicated Value	= 24,726
Adjusted Cost	= 98,314	Value Per SqFt	23.24

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	22,082		
Lot Value	2,644		
Indicated Value	24,726	23.24	Per SqFt
Agland Value			
Site Improvements			
Total Value	24,726	23.24	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH	2836	12x6		72	45.56		3,280
PATO	Slab Porch - Open	2839	16x6		96	8.25		792
PATO	Slab Porch - Open	2840	6x4		24	8.25		198



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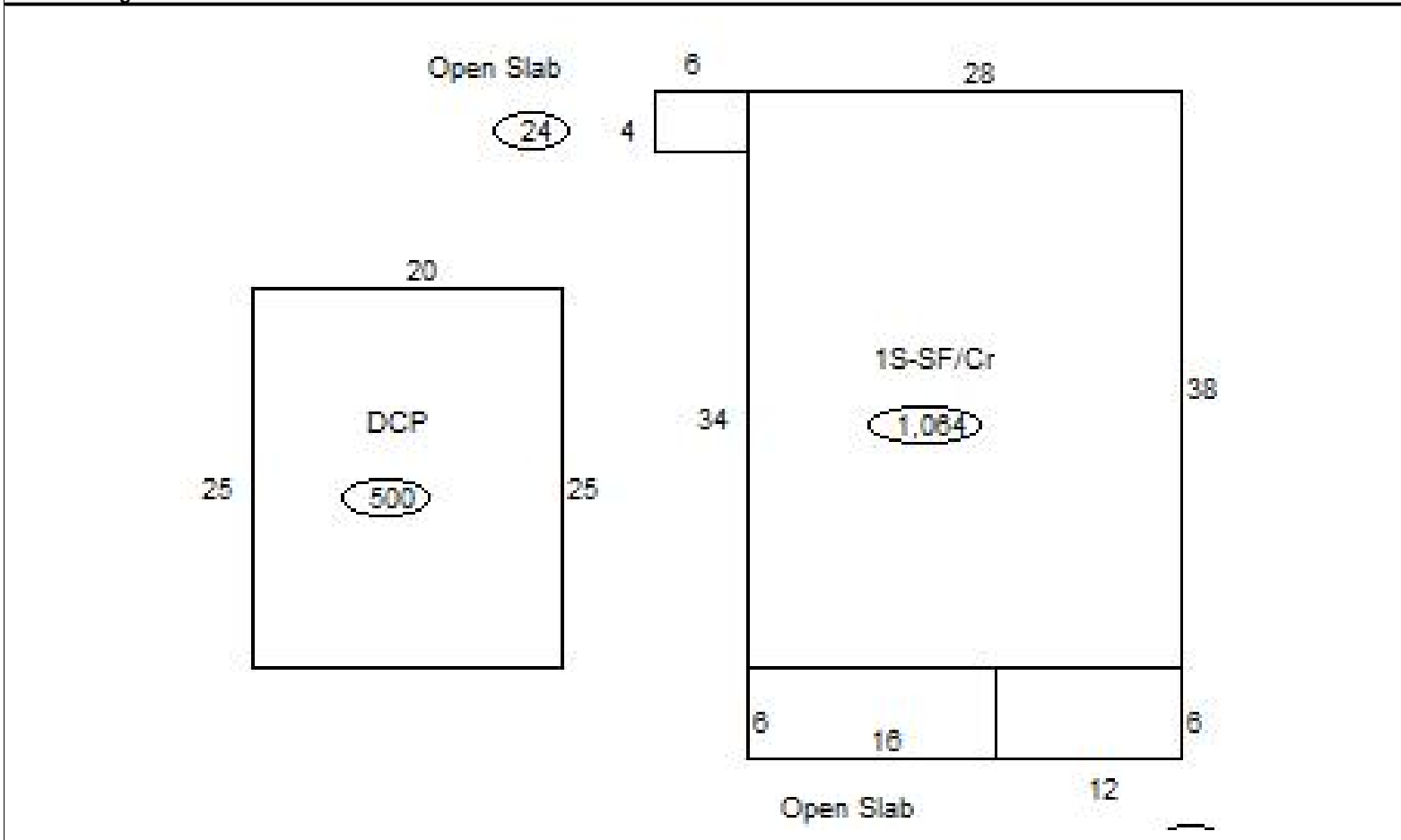
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Sketch Image

300005117



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	EPSW		20	EP	72	1.000	72
2	R	1	Crawl	20	1S-SF/Cr	1,064	1.000	1,064
3	G	3		20	DCP	500	1.000	500
4	M	PATO		20	Open Slab	96	1.000	96
5	M	PATO		20	Open Slab	24	1.000	24
Total Building Area						1,064		1,064