



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:02:20
Page 1

Assessment Data					Primary Image														
Account 300005119 Parcel ID 1070-00-126-021-0-001-00 Cadastral ID 1070-126-021-00-0-001-00 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 00104 SW THIRD ST Subdivision MILLER'S ADDN Lot/Block 0021 / 0126 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					<p>0-00-126-021-0-001-00 3/29/2022 ACCT. #5119</p> <p>1 3/30/2022</p>														
Legal Description Lat/Long: 36.83567778 -99.63380670																			
MILLERS ADD BLOCK 126 LOTS 21-23-25; S2 19					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax										
Remove Cap		Land Value	3,085	3,085	12%	370	Assessed	1,544	121.57										
Year Frozen		Improvements	14,437	9,780		1,174	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	17,522	12,865		1,544	Total Taxable	1,544	122.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-300005119	MCEACHERN, ELAINE			201	17,522	0	1,470	116.00										
2024	2024-300005119	MCEACHERN, ELAINE			201	17,220	0	1,400	114.00										
2023	2023-300005119	MCEACHERN, ELAINE			201	15,933	0	1,334	110.00										
2022	2022-300005119	MCEACHERN, ELAINE			201	10,586	0	1,270	104.00										
2021	2021-300005119	MCEACHERN, ELAINE			201	10,586	0	1,270	105.00										
2020	2020-300005119	MCEACHERN, ELAINE			201	10,586	0	1,270	105.00										
2019	2019-0005119	MCEACHERN, ELAINE			201	10,586		1,270	105.00										
2018	2018-0005119	MCEACHERN, ELAINE			201	10,586		1,270	105.00										
2017	2017-0005119	MCEACHERN, ELAINE			201	10,586		1,270	106.00										
2016	2016-0005119	MCEACHERN, ELAINE			201	10,586		1,270	108.00										
2015	2015-0005119	MCEACHERN, ELAINE			201	10,610		1,273	101.00										
2014	2014-0005119	MCEACHERN, ELAINE			201	10,610		1,273	102.00										
2013	2013-0005119	MCEACHERN, ELAINE			201	13,102		1,235	98.00										



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:02:20
 Page 2

Lot Data		Square-Foot - BUFFALO ORIGMILLERS	
Lot Size	0	0	
Lot Count			
Units Buildable	3085		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	10,283.00 x .30 = 3,085		
Factor Value			
Adjustments			
Lot Value	3,085		



Residential Data	
Type	1 Single Family Residence
Condition	2.25 - Fair
Quality	2.95 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	438 / 438
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	
Remodel	
Year/Eff Age	1950 / 87

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	10,998		
Lot Value	3,085		
Indicated Value	14,083	32.15	Per SqFt
Agland Value			
Site Improvements	3,485		
Total Value	17,568	40.11	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	104.04	Total Misc Impr	+ 146
Roofing Adj	+ 4.91	Garage Cost	+ 0
Subfloor Adj	+ 0.12	Total RCN	= 54,988
Heat/Cool Adj	+ 1.71	Depreciation (80%)	- 43,990
Plumbing Adj	+ 14.42	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 10,998
Adj Base Cost	= 125.21	Lot Value	+ 3,085
Total Area	x 438	Indicated Value	= 14,083
Adjusted Cost	= 54,842	Value Per SqFt	32.15

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	OPEN PORCH	2842	5x3		15	9.72		146



Harper

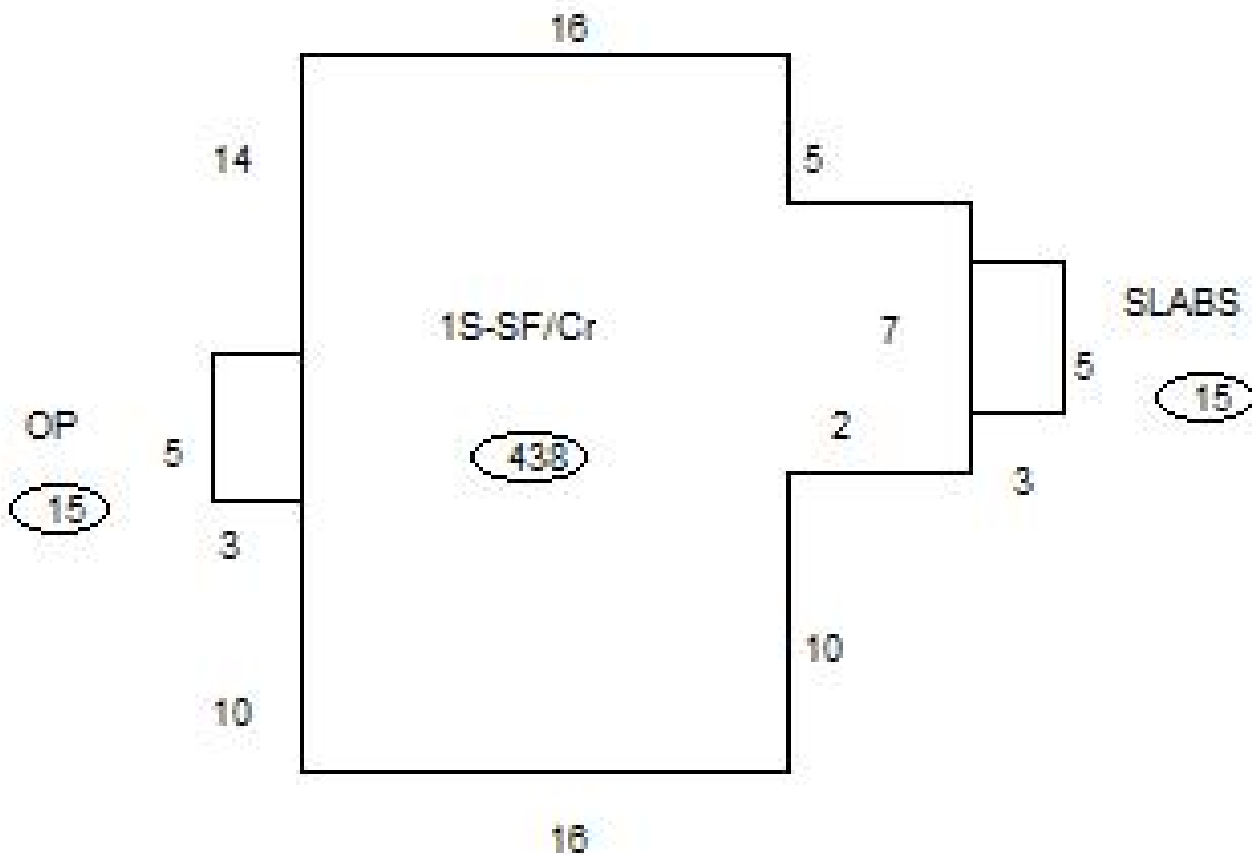
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:02:20
Page 3

Sketch Image

300005119



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		13	SLABS	15	1.000	15
2	R	1	Crawl	13	1S-SF/Cr	438	1.000	438
Total Building Area						438		438



Harper




Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:02:20
 Page 4

300005119

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Metal	12x12x6		Galvanized Metal	144
	Qual	3	Cond 3	Year 2010	Eff Age 16	
	Valuation Summary Base Cost (20.62 x 144) 2,969		Modifier Total 0	RCN 2,969	Depr (52% Phys/ % Func) 1,544	RCNLD 1,425
	SHDS	Yard Shed - Metal	18x12x6		Galvanized Metal	216
	Qual	3	Cond 3	Year 2010	Eff Age 16	
	Valuation Summary Base Cost (19.17 x 216) 4,141		Modifier Total 0	RCN 4,141	Depr (52% Phys/ % Func) 2,153	RCNLD 1,988
	ASC	Awning/Shelter/Carport	14x7x4		Galvanized Metal	98
	Qual	3	Cond 3	Year 1975	Eff Age 38	
	Valuation Summary Base Cost (3.67 x 98) 360		Modifier Total 0	RCN 360	Depr (80% Phys/ % Func) 288	RCNLD 72