




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:02:50
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Assessment Data					Primary Image																																																																																																																				
Account 300005161 Parcel ID 1070-00-129-020-0-001-00 Cadastral ID 1070-129-020-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 201 - 4T-BUFFALO-C Name ID 14574 AITKEN, CLAUDETTE P O BOX 175 BUFFALO OK 73834-0000 Parcel Location Situs 00120 SE FIRST ST Subdivision MILLER'S ADDN Lot/Block 0020 / 0129 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					 <p>1070-00-129-020-0-001-00 01/06/23</p>																																																																																																																				
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Legal Description Lat/Long: 36.83617784 -99.62716248					Building Permits																																																																																																																				
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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	75 x 135	
Lot Count		
Units Buildable	3038	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,125.00 x .30 = 3,038	
Factor Value		
Adjustments		
Lot Value	3,038	

Residential Data	
Type	1 Single Family Residence
Condition	2.25 - Fair
Quality	2.25 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,203 / 1,203
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	993 Total, 828 Partition
Garage Type	
Remodel	
Year/Eff Age	1939 / 100

HOUSE 1/9/2023

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	28,722		
Lot Value	3,038		
Indicated Value	31,760	26.40	Per SqFt
Agland Value			
Site Improvements	5,319		
Total Value	37,079	30.82	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	78.68	Total Misc Impr	+ 1,164
Roofing Adj	+ 3.60	Garage Cost	+ 0
Subfloor Adj	+ 1.47	Total RCN	= 143,611
Heat/Cool Adj	+ 1.49	Depreciation (80%)	- 114,889
Plumbing Adj	+ 7.00	Lump Sums	+ 0
Basement Adj	+ 26.16	RCNLD	= 28,722
Adj Base Cost	= 118.41	Lot Value	+ 3,038
Total Area	x 1,203	Indicated Value	= 31,760
Adjusted Cost	= 142,447	Value Per SqFt	26.40

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Raised Slab Porch - Open	2875	19x7		133	8.75		1,164



Harper

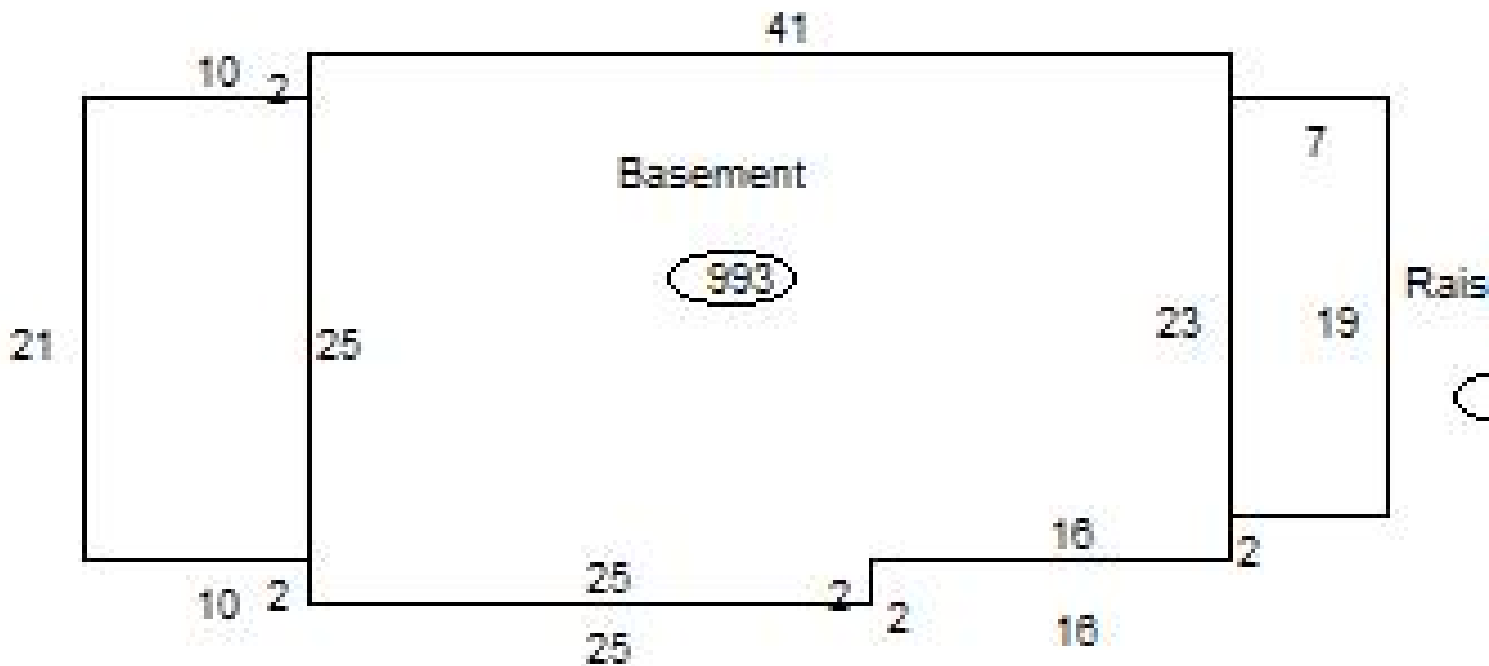
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Sketch Image

300005161



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,203	1.000	1,203
2	M	PATO		20	Raised Slab	133	1.000	133
3	B	1		20	Basement	993	1.000	993
Total Building Area						1,203		1,203



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	SHDS	Shed - Small	24x24x8		Formed Metal	576		
	Qual	3	Cond	3	Year	2000	Eff Age	26
	Valuation Summary		Modifier Total		RCN	Depr (70% Phys/ % Func)	RCNLD	
	Base Cost (17.53 x 576)		10,097		10,097	7,068	3,029	
	CPDT	Carport - Detached	22x22x8		Formed Metal	484		
	Qual	3	Cond	3	Year	2000	Eff Age	26
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (7.94 x 484)		3,843		3,843	3,074	769	
	SHDS	Yard Shed - Wood	11x24x6		Composition Shingle	264		
	Qual	3	Cond	3	Year	2000	Eff Age	26
	Valuation Summary		Modifier Total		RCN	Depr (70% Phys/ % Func)	RCNLD	
	Base Cost (19.20 x 264)		5,069		5,069	3,548	1,521	