



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:03:07
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Assessment Data					Primary Image																																																																																																																				
Account 300005180 Parcel ID 1070-00-132-001-0-001-00 Cadastral ID 1070-132-001-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 201 - 4T-BUFFALO-C Name ID 14588 MCEACHERN, KATHRYN ELAINE P O BOX 689 BUFFALO OK 73834-0000 Parcel Location Situs 00302 E TURNER ST Subdivision MILLER'S ADDN Lot/Block 0001 / 0132 Parcel Size 5 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					<p>1070-00-132-001-0-001-00_001.JPG 1/18/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.83571431 -99.63042624 MILLERS ADD. BLOCK 132 LOTS 1-2-3-4-11																																																																																																																									
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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	4181	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	13,938.00 x .30 = 4,181	
Factor Value		
Adjustments		
Lot Value	4,181	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	960 / 960
Style	100% One Story
HVAC	100% Floor Furnace
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	1958 / 82

1070-00-132-001-0-001-00_001.JPG	1/18/2023
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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	81.38	Total Misc Impr	+ 279
Roofing Adj	+ 3.65	Garage Cost	+ 0
Subfloor Adj	+ 2.08	Total RCN	= 90,452
Heat/Cool Adj	+ 1.40	Depreciation (80%)	- 72,362
Plumbing Adj	+ 5.41	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 18,090
Adj Base Cost	= 93.93	Lot Value	+ 4,181
Total Area	x 960	Indicated Value	= 22,271
Adjusted Cost	= 90,173	Value Per SqFt	23.20

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	18,090		
Lot Value	4,181		
Indicated Value	22,271	23.20	Per SqFt
Agland Value			
Site Improvements	463		
Total Value	22,734	23.68	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab	2897	8x4		32	8.72		279



Harper

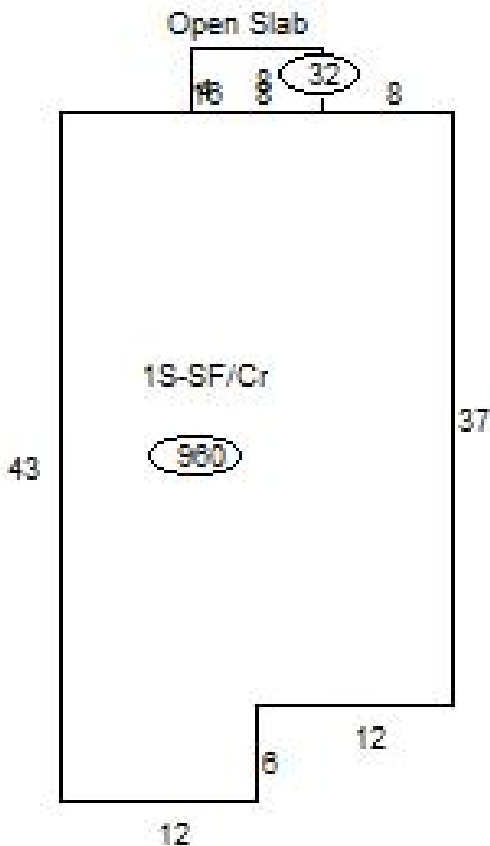
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Sketch Image

300005180



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	960	1.000	960
2	M	PATO		20	Open Slab	32	1.000	32
Total Building Area						960		960



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPDT	Carport - Detached	24x12x8		Formed Metal	288	
	Qual	3	Cond 3	Year	1995	Eff Age	31
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (8.04 x 288)	2,316		2,316	1,853	463