



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:03:39  
Page 1

Assessment Data					Primary Image									
Account	300005218													
Parcel ID	1070-00-146-017-0-001-00													
Cadastral ID	1070-146-017-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	2											
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14296													
RFH FAMILY PROPERTIES, INC.														
116 EAST MAIN WOODWARD OK 73801-0000														
Parcel Location														
Situs	00409 E TURNER ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0017 / 0146	Parcel Size	4 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.83571408 -99.62501134														
MILLER'S ADD BLOCK 146 LOTS 17-18-19-20														
HOUSE 2/23/2024														
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 colspan="5"> </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					
					664/334	BENBROOK RENTALS, L.L.C.	11/17/2010	50,500	21					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	3,300	3,300	12%	396	Assessed	3,679	289.68					
Year Frozen		Improvements	0	0		0	Penalty	0						
Uncapped Value	0	Mobile Home	29,343	27,357		3,283	Exemption	0	0.00					
TIF Project ID	0	Total Value	32,643	30,657		3,679	Total Taxable	3,679	290.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005218	RFH FAMILY PROPERTIES, INC.	201	32,643	0	3,504	276.00							
2024	2024-300005218	RFH FAMILY PROPERTIES, INC.	201	33,674	0	3,337	272.00							
2023	2023-300005218	RFH FAMILY PROPERTIES, INC.	201	30,759	0	3,178	263.00							
2022	2022-300005218	RFH FAMILY PROPERTIES, INC.	201	28,077	0	3,027	249.00							
2021	2021-300005218	RFH FAMILY PROPERTIES, INC.	201	25,799	0	2,883	238.00							
2020	2020-300005218	RFH FAMILY PROPERTIES, INC.	201	22,879	0	2,746	226.00							
2019	2019-0005218	RFH FAMILY PROPERTIES, INC.	201	24,646		2,958	245.00							
2018	2018-0005218	RFH FAMILY PROPERTIES, INC.	201	26,413		3,170	263.00							
2017	2017-0005218	RFH FAMILY PROPERTIES, INC.	201	28,127		3,375	281.00							
2016	2016-0005218	RFH FAMILY PROPERTIES, INC.	201	30,933		3,637	309.00							
2015	2015-0005218	RFH FAMILY PROPERTIES, INC.	201	1,800		167	13.00							
2014	2014-0005218	RFH FAMILY PROPERTIES, INC.	201	1,800		159	13.00							
2013	2013-0005218	RFH FAMILY PROPERTIES, INC.	201	1,800		151	12.00							



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 Page 2

Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	110 x 100	
Lot Count		
Units Buildable	3300	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	11,000.00 x .30 = 3,300	
Factor Value		
Adjustments		
Lot Value	3,300	

Residential Data	
Type	6 Mobile Home 40 x 28
Condition	2 - Fair
Quality	3 - Average
Architecture	DWMH Multi-wide MH
Style	100% Double Wide
Exterior Wall	100% Lap
Base/Total Area	1,120 / 1,120
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	14 Metal, Ribbed
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1996 / 36

HOUSE	2/23/2024
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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	50.63	Total Misc Impr	+ 1,308
Roofing Adj	+ 2.35	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 70,233
Heat/Cool Adj	+ 3.30	Depreciation ( 60%)	- 42,140
Plumbing Adj	+ 5.26	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 28,093
Adj Base Cost	= 61.54	Lot Value	+ 3,300
Total Area	x 1,120	Indicated Value	= 31,393
Adjusted Cost	= 68,925	Value Per SqFt	28.03

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	28,093		
Lot Value	3,300		
Indicated Value	31,393	28.03	Per SqFt
Agland Value			
Site Improvements			
Total Value	31,393	28.03	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	11626	52		52	25.15		1,308



Harper

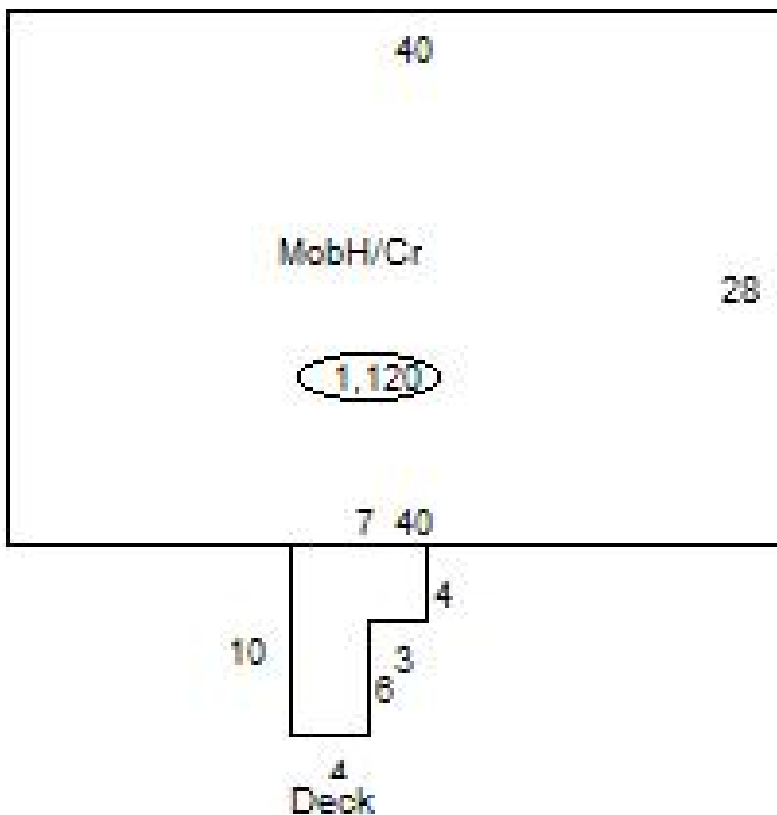
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Date 02/06/2026  
Time 07:03:39  
Page 3

Sketch Image

300005218



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14	Crawl	20	MobH/Cr	1,120	1.000	1,120
2	M	WODO		20	Deck	52	1.000	52
<b>Total Building Area</b>						1,120		1,120