



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:03:54  
 Page 1

Assessment Data					Primary Image																																																																																																																			
<b>Account</b> 300005236 <b>Parcel ID</b> 1070-00-148-012-0-001-00 <b>Cadastral ID</b> 1070-148-012-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 2 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 14607 CULLINS, THELMA JEAN  PO BOX 341 BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 00112 NE THIRD ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0012 / 0148 <b>Parcel Size</b> 3 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO					<p>1070-00-148-012-0-001-00 02/22/24</p>																																																																																																																			
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<b>Legal Description</b> Lat/Long: 36.83521297 -99.62996009					<b>Building Permits</b> <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" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																										
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Lot Data		Square-Foot - BUFFALO ORIGMILLERS
Lot Size	75 x 117.5	
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	



HOUSE 2/23/2024

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Masonry, Brick/Stone
Base/Total Area	1,602 / 1,602
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	675 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1970 / 56

### 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	89.26	Total Misc Impr	+ 4,064
Roofing Adj	+ 3.91	Garage Cost	+ 17,293
Subfloor Adj	+ 0.00	Total RCN	= 197,657
Heat/Cool Adj	+ 10.77	Depreciation ( 59%)	- 116,618
Plumbing Adj	+ 6.11	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 81,039
Adj Base Cost	= 110.05	Lot Value	+ 2,644
Total Area	x 1,602	Indicated Value	= 83,683
Adjusted Cost	= 176,300	Value Per SqFt	52.24

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	81,039		
Lot Value	2,644		
Indicated Value	83,683	52.24	Per SqFt
Agland Value			
Site Improvements			
Total Value	83,683	52.24	Total Value Per SqFt

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	2953	8x3		24	22.87		549
PRCH	Slab Porch - Covered	2955	26x6		156	22.53		3,515

