




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																								
Account 300005240 Parcel ID 1070-00-148-021-0-001-00 Cadastral ID 1070-148-021-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 2 Tax Area 201 - 4T-BUFFALO-C Name ID 14601 SNIDER, TRA & JACQUELYNE SNIDER P O BOX 192 BUFFALO OK 73834-0000 Parcel Location Situs 00213 E TURNER ST Subdivision MILLER'S ADDN Lot/Block 0021 / 0148 Parcel Size 5 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					 <p>1070-00-148-021-0-001-00 02/22/24</p>																								
HOUSE										2/23/2024																			
Legal Description					Building Permits																								
MILLER'S ADD. BLOCK 148 LOTS 21 THRU 25					<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															
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Exemptions					Sale History																								
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Code	Type	Active	Maximum	Exemption																									
Bk/Pg	Grantor	Date	Price	Code																									
615/73	RITTENHOUSE, CRAIG & ETUX	07/14/2006	15,000	FT																									
Parcel Valuation																													
Source		REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																				
Remove Cap		Land Value	3,750	3,750	12%	450	Assessed	5,921	466.22																				
Year Frozen		Improvements	51,417	45,595		5,471	Penalty	0																					
Uncapped Value		0	0	0		0	Exemption	0	0.00																				
TIF Project ID		0	55,167	49,345		5,921	Total Taxable	5,921	466.00																				
Assessment History																													
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																						
2025	2025-300005240	SNIDER, TRA &	201	55,167	0	5,639	444.00																						
2024	2024-300005240	SNIDER, TRA &	201	51,285	0	5,371	437.00																						
2023	2023-300005240	SNIDER, TRA &	201	46,671	0	5,115	423.00																						
2022	2022-300005240	SNIDER, TRA &	201	40,599	0	4,872	401.00																						
2021	2021-300005240	SNIDER, TRA AND	201	41,066	0	4,928	407.00																						
2020	2020-300005240	SNIDER, TRA AND	201	40,517	0	4,862	400.00																						
2019	2019-0005240	SNIDER, TRA AND	201	40,517		4,862	403.00																						
2018	2018-0005240	SNIDER, TRA AND	201	40,517		4,752	394.00																						
2017	2017-0005240	SNIDER, TRA AND	201	40,517		4,525	376.00																						
2016	2016-0005240	SNIDER, TRA AND	201	40,517		3,310	282.00																						
2015	2015-0005240	SNIDER, TRA AND	201	40,638		3,184	253.00																						
2014	2014-0005240	SNIDER, TRA AND	201	40,638		3,063	245.00																						
2013	2013-0005240	SNIDER, TRA AND	201	49,553		2,944	234.00																						



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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	125 x 100	
Lot Count		
Units Buildable	3750	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	12,500.00 x .30 = 3,750	
Factor Value		
Adjustments		
Lot Value	3,750	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,442 / 1,442
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	360 Carport - Gable Roof
Remodel	
Year/Eff Age	1960 / 66

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	72.48	Total Misc Impr	+ 7,746
Roofing Adj	+ 3.27	Garage Cost	+ 2,001
Subfloor Adj	+ 1.92	Total RCN	= 142,397
Heat/Cool Adj	+ 8.78	Depreciation (72%)	- 102,526
Plumbing Adj	+ 5.53	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 39,871
Adj Base Cost	= 91.99	Lot Value	+ 3,750
Total Area	x 1,442	Indicated Value	= 43,621
Adjusted Cost	= 132,650	Value Per SqFt	30.25

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	39,871		
Lot Value	3,750		
Indicated Value	43,621	30.25	Per SqFt
Agland Value			
Site Improvements	10,448		
Total Value	54,069	37.50	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	2961	20x12		240	17.50		4,200
WODO	Wood Deck - Open	11633	28x8		224	15.83		3,546



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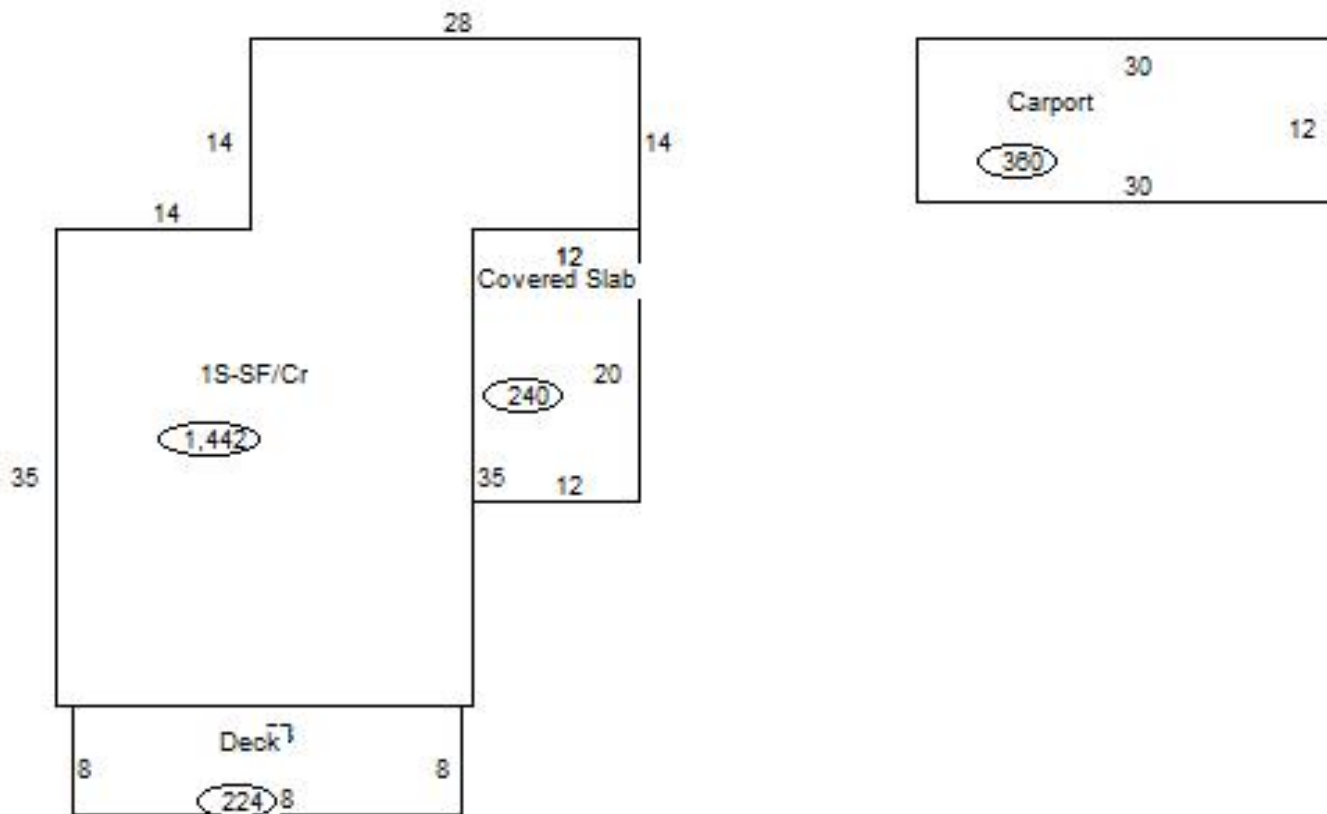
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	Covered Slab	240	1.000	240
2	R	1	Crawl	20	1S-SF/Cr	1,442	1.000	1,442
3	G	3		20	Carport	360	1.000	360
4	M	WODO		20	Deck	224	1.000	224
Total Building Area						1,442		1,442



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	40x30x10	Dirt	Galvanized Metal	1,200
	Qual 3	Cond 3	Year 1994	Eff Age 32		
		Valuation Summary	Modifier Total	RCN	Depr (58% Phys/ % Func)	RCNLD
		Base Cost (20.73 x 1,200)	24,876	24,876	14,428	10,448