




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																													
<b>Account</b> 300005243 <b>Parcel ID</b> 1070-00-149-012-0-001-00 <b>Cadastral ID</b> 1070-149-012-00-0-001-00 <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> 14603 CLOUTIER, KIMBERLY K.  P O BOX 74 BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 00112 NE SECOND ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0012 / 0149 Parcel Size 3 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO					 <p>1070-00-149-012-0-001-00 02/22/24</p>																													
HOUSE										2/23/2024																								
Legal Description					Building Permits																													
MILLER'S ADD. BLOCK 149 LOTS 12-14-16					<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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Bk/Pg	Grantor	Date	Price	Code																														
624/471	BENBROOK RENTALS, L.L.C.	12/01/2005	18,000	U																														
498/841	BENBROOK, PAULINE, ETVIR	08/25/1994	17,000	U																														
Parcel Valuation																																		
Source		REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																									
Remove Cap			Land Value	2,644	2,644	12%	317	Assessed	3,118																									
Year Frozen			Improvements	27,723	23,340		2,801	Penalty	0																									
Uncapped Value		0	Mobile Home	0	0		0	Exemption	0.00																									
TIF Project ID		0	Total Value	30,367	25,984		3,118	Total Taxable	3,118																									
Assessment History																																		
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																									
2025	2025-300005243	CLOUTIER, KIMBERLY K.			201	30,367	0	2,969	234.00																									
2024	2024-300005243	CLOUTIER, KIMBERLY K.			201	32,278	0	2,828	230.00																									
2023	2023-300005243	CLOUTIER, KIMBERLY K.			201	29,452	0	2,693	223.00																									
2022	2022-300005243	CLOUTIER, KIMBERLY K.			201	21,379	0	2,565	211.00																									
2021	2021-300005243	CLOUTIER, KIMBERLY K.			201	22,073	0	2,648	219.00																									
2020	2020-300005243	CLOUTIER, KIMBERLY K.			201	22,130	0	2,655	218.00																									
2019	2019-0005243	CLOUTIER, KIMBERLY K.			201	22,130		2,656	220.00																									
2018	2018-0005243	CLOUTIER, KIMBERLY K.			201	22,130		2,656	220.00																									
2017	2017-0005243	CLOUTIER, KIMBERLY K.			201	22,130		2,656	221.00																									
2016	2016-0005243	CLOUTIER, KIMBERLY K.			201	22,130		2,656	226.00																									
2015	2015-0005243	CLOUTIER, KIMBERLY K.			201	22,204		2,665	212.00																									
2014	2014-0005243	CLOUTIER, KIMBERLY K.			201	22,204		2,665	214.00																									
2013	2013-0005243	CLOUTIER, KIMBERLY K.			201	27,103		2,625	209.00																									



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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
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	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	576 / 864
Style	100% 1 1/2 Story Finished
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	576 Total, 576 Partition
Garage Type	600 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1938 / 88

HOUSE	2/23/2024
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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	89.73	Total Misc Impr	+ 11,087
Roofing Adj	+ 3.31	Garage Cost	+ 20,390
Subfloor Adj	+ 0.00	Total RCN	= 142,371
Heat/Cool Adj	+ 1.73	Depreciation ( 80%)	- 113,897
Plumbing Adj	+ 7.39	Lump Sums	+ 0
Basement Adj	+ 26.21	RCNLD	= 28,474
Adj Base Cost	= 128.35	Lot Value	+ 2,644
Total Area	x 864	Indicated Value	= 31,118
Adjusted Cost	= 110,894	Value Per SqFt	36.02

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	28,474		
Lot Value	2,644		
Indicated Value	31,118	36.02	Per SqFt
Agland Value			
Site Improvements			
Total Value	31,118	36.02	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
EPSW	Enclosed Porch - Solid Wall	7811	20x9		180	59.05	10,629
PRCH	Slab Porch - Covered	7812	5x4		20	22.88	458



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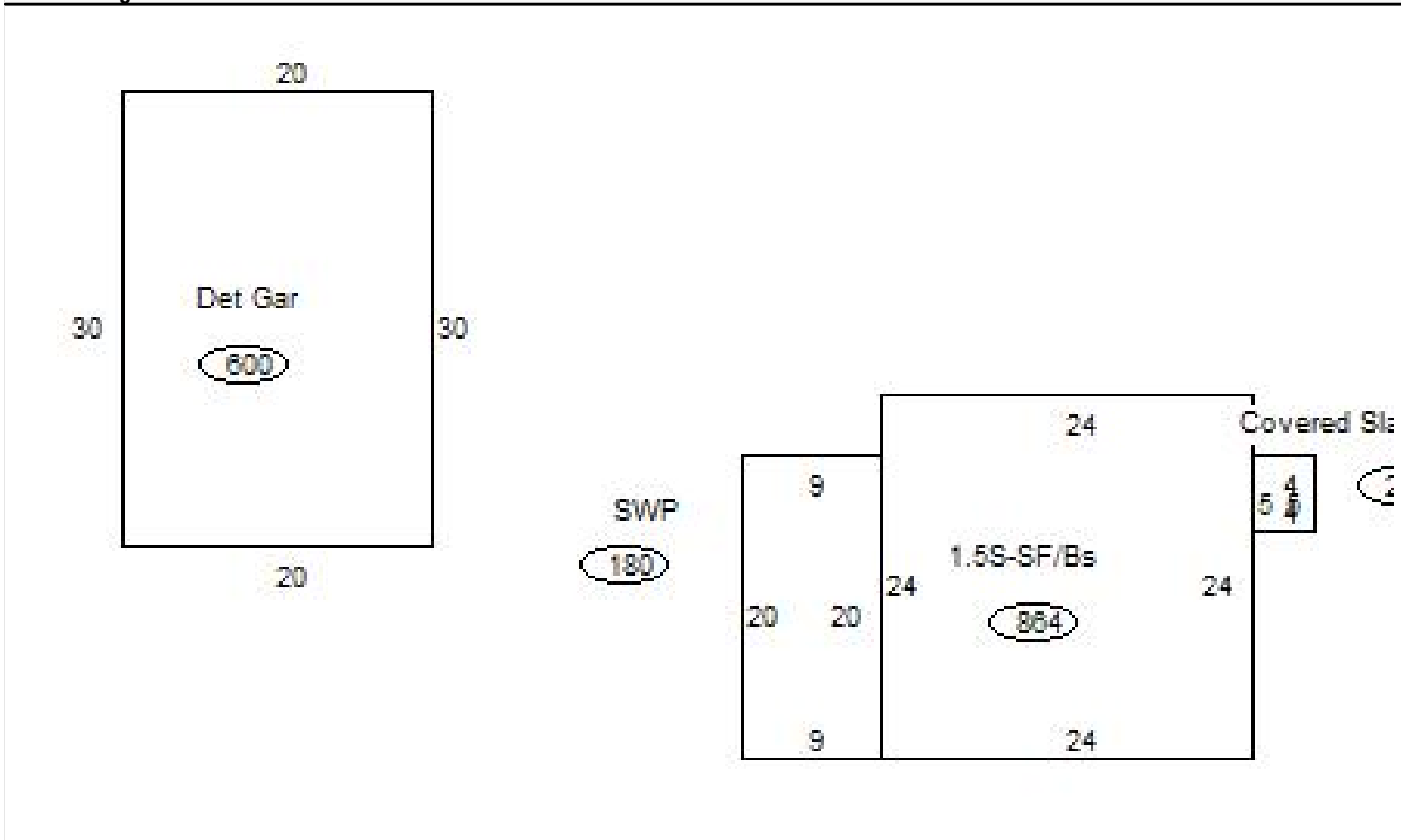
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Sketch Image

300005243



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Basement	20	1.5S-SF/Bs	576	1.500	864
2	M	EPSW		20	SWP	180	1.000	180
3	M	PRCH		20	Covered Slab	20	1.000	20
4	G	2		20	Det Gar	600	1.000	600
<b>Total Building Area</b>						576		864