



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:04:27
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Assessment Data					Primary Image									
Account	300005277				<p>FRONT/WEST SIDE OF BUILDING 2/11/2025</p>									
Parcel ID	1070-00-151-024-0-001-00													
Cadastral ID	1070-151-024-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UC	VI Area 3												
Tax Area	201 - 4T-BUFFALO-C													
Name ID	25034													
EDDINGER, KELSEY														
19567 E 3 RD BUFFALO OK 73834-														
Parcel Location														
Situs	00113 W TURNER ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0024 / 0151	Parcel Size 1 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.83454932 -99.63240290														
MILLER'S ADD. BLOCK 151 LOT 24 BOOK 779 PAGE 66 QCD														
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></td> <td></td> <td></td> <td></td> <td></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					
					779/66	GRIFFITTS, FRIEDA M.(TRUST #1)	12/07/2023		0 07					
					/	GRIFFITTS, FRIEDA M.(TRUST #1)								
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax					
Remove Cap	2024		Land Value	2,000	12%	240	Assessed	3,582	282.05					
Year Frozen			Improvements	32,888		3,342	Penalty	0						
Uncapped Value	0		Mobile Home	0		0	Exemption	0	0.00					
TIF Project ID	0		Total Value	34,888		3,582	Total Taxable	3,582	282.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300005277	EDDINGER, KELSEY			201	34,888	0	3,411	269.00					
2024	2024-300005277	EDDINGER, KELSEY			201	27,074	0	3,249	265.00					
2023	2023-300005277	GRIFFITTS, FRIEDA M.(TRUST #1)			201	22,929	0	1,459	121.00					
2022	2022-300005277	GRIFFITTS, FRIEDA M.(TRUST #1)			201	18,961	0	1,390	114.00					
2021	2021-300005277	GRIFFITTS, FRIEDA M.(TRUST #1)			201	11,032	0	1,324	109.00					
2020	2020-300005277	GRIFFITTS, FRIEDA M.(TRUST #1)			201	11,032	0	1,324	109.00					
2019	2019-0005277	GRIFFITTS, FRIEDA M.(TRUST #1)			201	11,701		1,404	116.00					
2018	2018-0005277	GRIFFITTS, FRIEDA M.(TRUST #1)			201	11,701		1,404	116.00					
2017	2017-0005277	GRIFFITTS, FRIEDA M.(TRUST #1)			201	11,412		1,369	114.00					
2016	2016-0005277	GRIFFITTS, FRIEDA M.(TRUST #1)			201	11,412		1,369	116.00					
2015	2015-0005277	GRIFFITTS, FRIEDA M.(TRUST #1)			201	10,919		1,310	104.00					
2014	2014-0005277	GRIFFITTS, FRIEDA M.(TRUST #1)			201	10,631		1,276	102.00					
2013	2013-0005277	GRIFFITTS, FRIEDA M.(TRUST #1)			201	32,918		1,326	106.00					



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Lot Data	Primary Image	
<p>Lot Size 25 x 100</p> <p>Lot Count</p> <p>Units Buildable 2000</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 7 BUFFALOMILLERS COM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 2,500.00 x .80 = 2,000</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 2,000</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 1,525</p> <p>Total Base Value 152,287</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 152,287</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 30,457</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 30,457</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 30,457</p> <p>Land Value 2,000</p> <p>Cost Approach Value 32,457 21.28/SqFt</p>	<p>Image ID 31645</p> <p>Image Date 2/11/2025</p> <p>Name 001.JPG</p> <p>Description FRONT/WEST SIDE OF BUILDING</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value 2,000</p> <p>Total Appraised Value 32,457 21.28/SqFt</p>	



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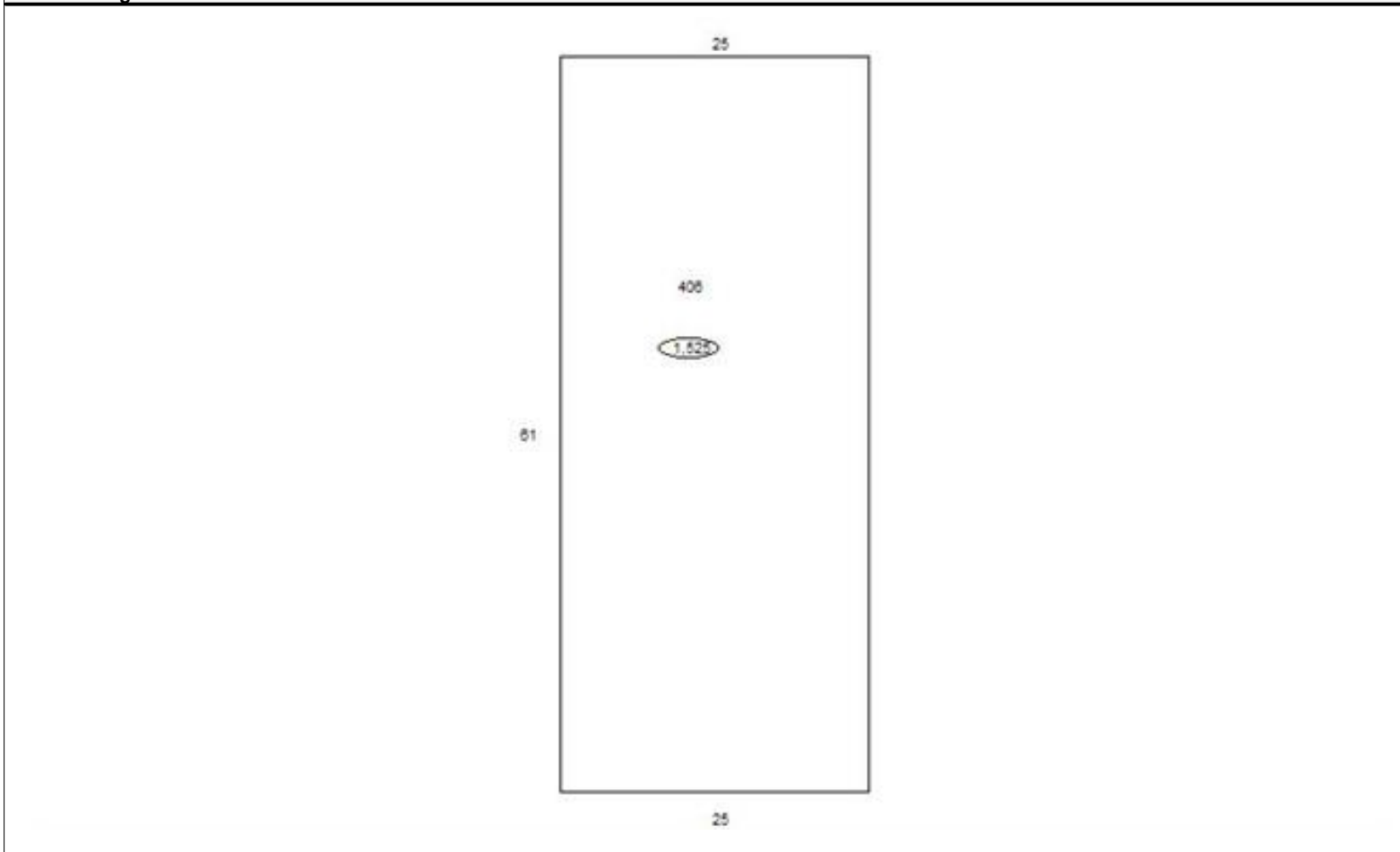
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Sketch Image

300005277



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		13	406	1,525	1.000	1,525
Total Building Area						1,525		1,525



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Account 300005277
Parcel ID 1070-00-151-024-0-001-00
Cadastral ID 1070-151-024-00-0-001-00

Tax Area Code 201
Property Class UC
Owners Name EDDINGER, KELSEY

Building Data

Building ID 93
Building Sequence 1
Occupancy 1 483 Fitness Center 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,525
Average Perimeter 172
Number Of Storys 2.00
Average Wall Ht 14.00
Year Built 1940
Effective Age 120
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists
Quality 1 - Low
Condition 1 - Low
Exterior Wall 4 - Block with Stucco
Heating/Cooling 15 - No HVAC
Roof Type Flat
Roof Cover Tar & Gravel

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image

Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 3
Zone Description VI AREA 3
Base Cost 53.92
Wall Cost 45.94
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 99.86
Total Area 1,525
Base RCN 152,287
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 152,287
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (121,830)
Total RCNLD 30,457
Lump Sums
Total Building Value 30,457 \$ 19.97 Per SqFt