




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 300005287 Parcel ID 1070-00-153-001-0-001-00 Cadastral ID 1070-153-001-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 201 - 4T-BUFFALO-C Name ID 14632 HICKMAN, KYLE & COLETTE HICKMAN P O BOX 1002 BUFFALO OK 73834-0000 Parcel Location Situs 00119 NW THIRD ST Subdivision MILLER'S ADDN Lot/Block 0001 / 0153 Parcel Size 4 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					 <p>FRONT OF HOUSE 2/11/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.83565699 -99.63083657 MILLER'S ADD BLOCK 153 LOTS 1-3-5-7																																																																																																																									
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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	100 x 117.5	
Lot Count		
Units Buildable	3525	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	11,750.00 x .30 = 3,525	
Factor Value		
Adjustments		
Lot Value	3,525	

Residential Data	
Type	6 Mobile Home 84 x 32
Condition	3 - Average
Quality	3.5 - Average
Architecture	DWMH Multi-wide MH
Style	100% Double Wide
Exterior Wall	80% Lap 20% Veneer, Masonry
Base/Total Area	2,688 / 2,688
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2013 / 13



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	47.71	Total Misc Impr	+ 0
Roofing Adj	+ 2.37	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 153,700
Heat/Cool Adj	+ 1.65	Depreciation (30%)	- 46,110
Plumbing Adj	+ 5.45	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 107,590
Adj Base Cost	= 57.18	Lot Value	+ 3,525
Total Area	x 2,688	Indicated Value	= 111,115
Adjusted Cost	= 153,700	Value Per SqFt	41.34

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	107,590		
Lot Value	3,525		
Indicated Value	111,115	41.34	Per SqFt
Agland Value			
Site Improvements	14,094		
Total Value	125,209	46.58	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



Harper

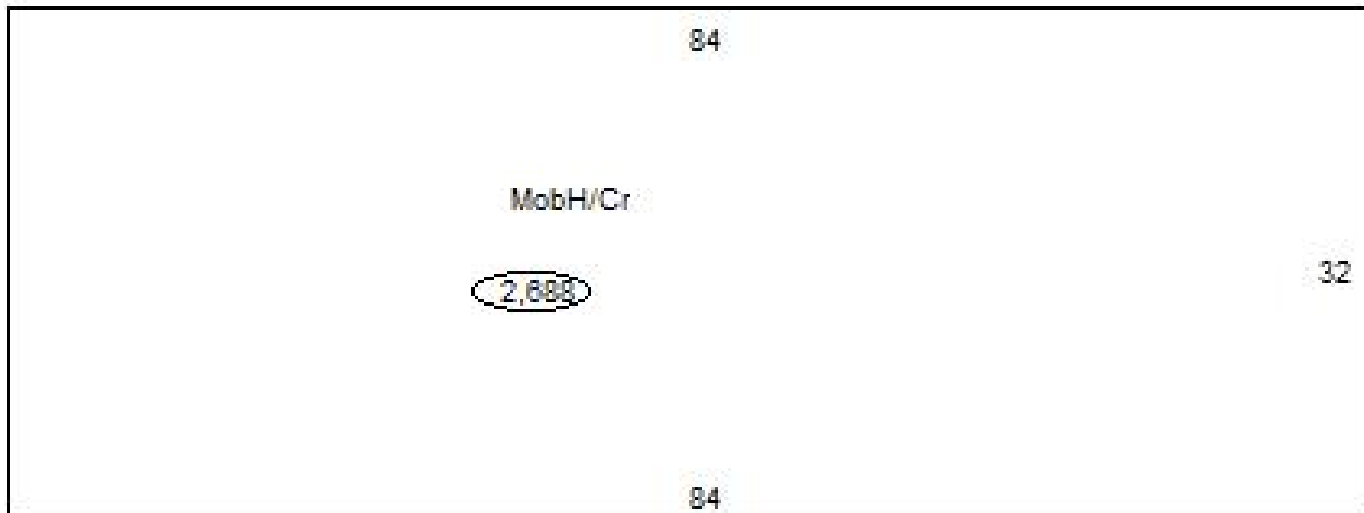
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Sketch Image

300005287



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14	Crawl	20	MobH/Cr	2,688	1.000	2,688
Total Building Area						2,688		2,688



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPRV	Carport - RV	40x30x16	Concrete	Formed Metal	1,200	
	Qual	3	Cond 3	Year 2017	Eff Age 9		
	Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD	
		Base Cost (10.70 x 1,200)	12,840		12,840	5,778	7,062
	WODC	Wood Deck - Covered-Back Entry	18x10x0			180	
	Qual	3	Cond 3	Year 2017	Eff Age 9		
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD	
		Base Cost (34.35 x 180)	6,183		6,183	3,030	3,153
	PACN	Paving - Concrete RV CRPT	20x20x0			400	
	Qual	3	Cond 3	Year 2017	Eff Age 9		
	Valuation Summary		Modifier Total	RCN	Depr (51% Phys/ % Func)	RCNLD	
		Base Cost (4.17 x 400)	1,668		1,668	851	817
	ASC	Awning/Shelter/Carport	10x18x10	Concrete	Formed Metal	180	
	Qual	3	Cond 3	Year 2014	Eff Age 9		
	Valuation Summary		Modifier Total	RCN	Depr (38% Phys/ % Func)	RCNLD	
		Base Cost (4.09 x 180)	736		736	280	456
	SHDS	Shed - Small	10x18x10	Concrete	Formed Metal	180	
	Qual	3	Cond 3	Year 2014	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD	
		Base Cost (22.58 x 180)	4,064		4,064	1,869	2,195
	PACN	Paving - Concrete DRIVEWAY	24x12x0			288	
	Qual	3	Cond 3	Year 2013	Eff Age 13		
	Valuation Summary		Modifier Total	RCN	Depr (74% Phys/ % Func)	RCNLD	
		Base Cost (4.36 x 288)	1,256		1,256	929	327
	PATO	Slab Porch - Open Front Entry	4x5x0			20	
	Qual	3	Cond 3	Year 2012	Eff Age 14		
	Valuation Summary		Modifier Total	RCN	Depr (57% Phys/ % Func)	RCNLD	
		Base Cost (9.78 x 20)	196		196	112	84