




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 300005289 Parcel ID 1070-00-153-006-0-001-00 Cadastral ID 1070-153-006-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 201 - 4T-BUFFALO-C Name ID 13419 JOHNSON, TERRY ERVIN & JACQUELYN LEE JOHNSON PO BOX 452 BUFFALO OK 73834-0000 Parcel Location Situs 00118 NW SECOND ST Subdivision MILLER'S ADDN Lot/Block 0006 / 0153 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					 <p>FRONT OF HOUSE 2/11/2025</p>																																																																																																																				
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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	

FRONT OF HOUSE

2/11/2025

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,876 / 1,876
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	336 Detached Garage - Unfinished
Remodel	REFRESH -
Year/Eff Age	1945 / 79

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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	48,104		
Lot Value	2,644		
Indicated Value	50,748	27.05	Per SqFt
Agland Value			
Site Improvements	92		
Total Value	50,840	27.10	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	78.10	Total Misc Impr	+ 3,475
Roofing Adj	+ 3.78	Garage Cost	+ 13,335
Subfloor Adj	+ 0.00	Total RCN	= 200,433
Heat/Cool Adj	+ 10.77	Depreciation (76%)	- 152,329
Plumbing Adj	+ 5.23	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 48,104
Adj Base Cost	= 97.88	Lot Value	+ 2,644
Total Area	x 1,876	Indicated Value	= 50,748
Adjusted Cost	= 183,623	Value Per SqFt	27.05

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	3018	6x4	1945	24	9.78		235
PATO	Slab Porch - Open	3019	16x12	1945	192	9.05		1,738
PRCH	Slab Porch - Covered	3020	11x6	1945	66	22.76		1,502



Harper

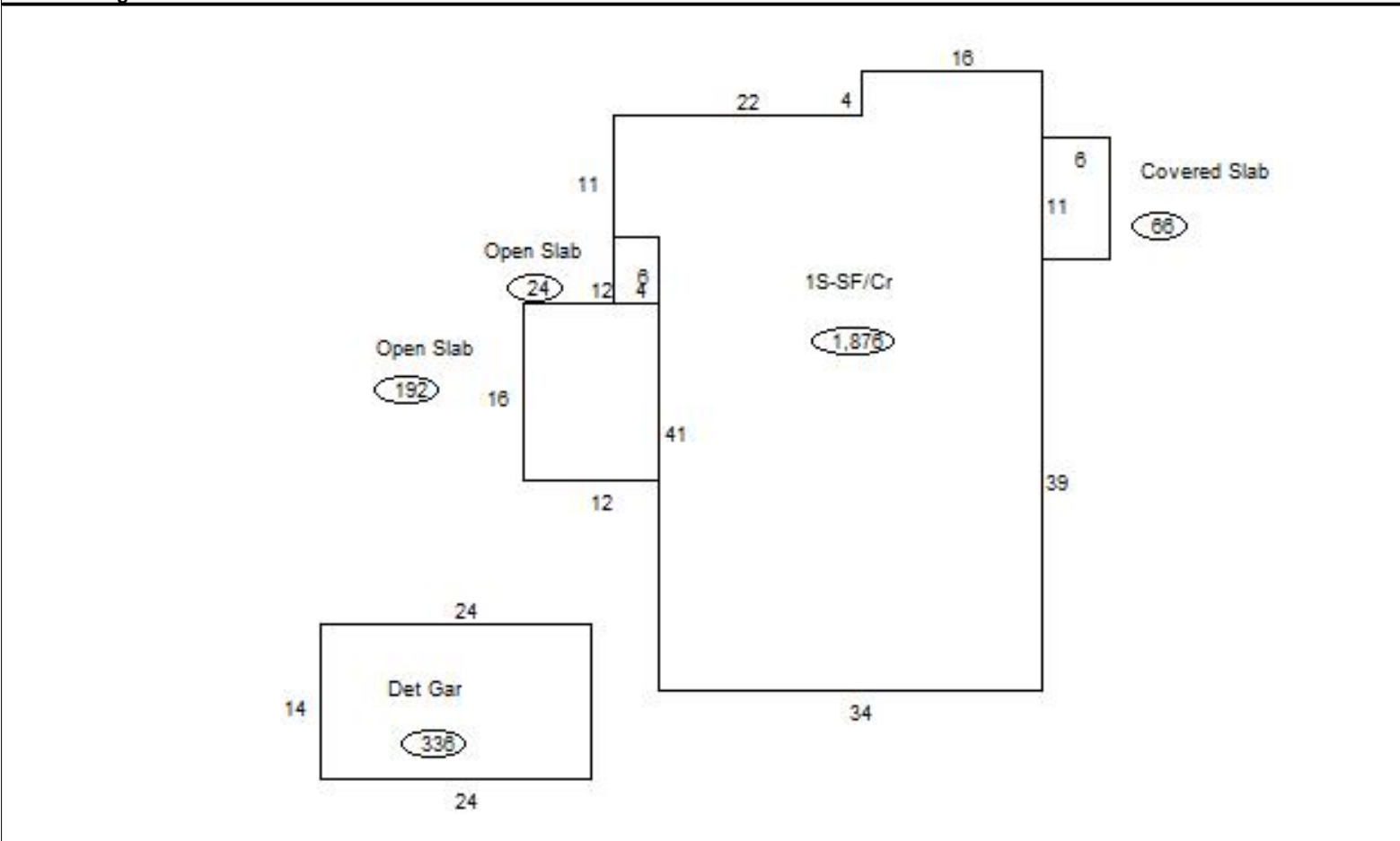
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Sketch Image

300005289



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,876	1.000	1,876
2	M	PATO		20	Open Slab	24	1.000	24
3	M	PATO		20	Open Slab	192	1.000	192
4	M	PRCH		20	Covered Slab	66	1.000	66
5	G	2		20	Det Gar	336	1.000	336
Total Building Area						1,876		1,876



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete Walk	20x3x0			60
	Qual	3	Cond 3	Year 1970	Eff Age 56	
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (7.64 x 60)	458		458	366
						92