




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:04:40  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300005292 <b>Parcel ID</b> 1070-00-153-019-0-001-00 <b>Cadastral ID</b> 1070-153-019-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 3 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 14635 RICHARD, JAMES R. ETUX  P O BOX 254 BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 00214 W TURNER ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0019 / 0153 <b>Parcel Size</b> 3 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO					 <p>FRONT OF HOUSE 2/11/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.83432303 -99.63170255 MILLER'S ADD. BLOCK 153 LOTS 15-17-18;W 15' OF 19																																																																																																																									
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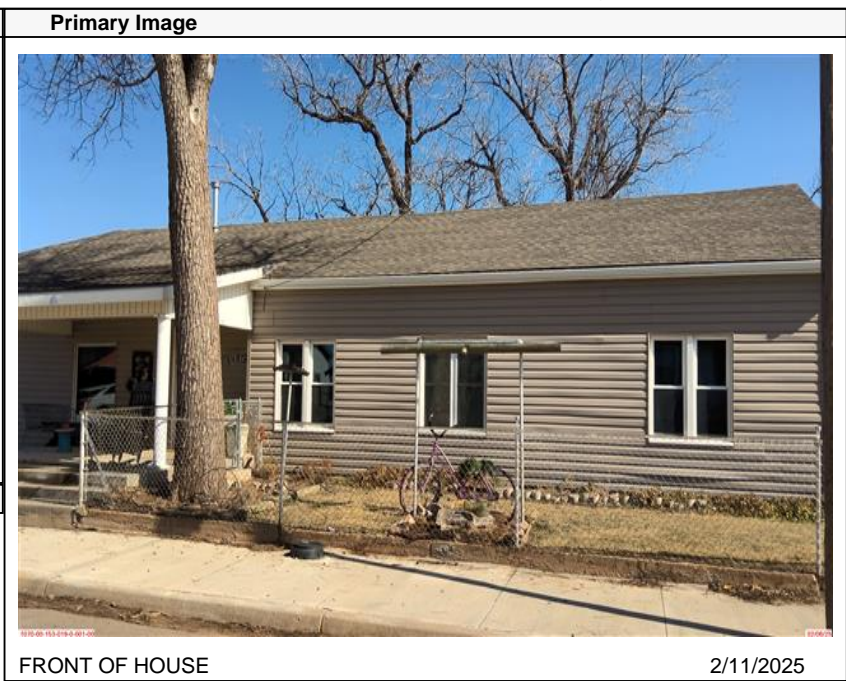
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Lot Data		Square-Foot - BUFFALO ORIGMILLERS	
Lot Size	0	0	
Lot Count			
Units Buildable	2831		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	9,438.00 x .30 = 2,831		
Factor Value			
Adjustments			
Lot Value	2,831		



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, Siding, Vinyl
Base/Total Area	2,126 / 2,126
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,126
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	REFRESH -
Year/Eff Age	1940 / 75

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	77.53	Total Misc Impr	+ 11,631
Roofing Adj	+ 3.70	Garage Cost	+
Subfloor Adj	+ -1.83	Total RCN	= 213,133
Heat/Cool Adj	+ 10.77	Depreciation ( 74%)	- 157,718
Plumbing Adj	+ 4.61	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 55,415
Adj Base Cost	= 94.78	Lot Value	+ 2,831
Total Area	x 2,126	Indicated Value	= 58,246
Adjusted Cost	= 201,502	Value Per SqFt	27.40

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	55,415		
Lot Value	2,831		
Indicated Value	58,246	27.40	Per SqFt
Agland Value			
Site Improvements	6,279		
Total Value	64,525	30.35	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	3022	16x10	2018	160	39.79		6,366
PRCH	Slab Porch - Covered	3023	236		236	22.31		5,265



Harper

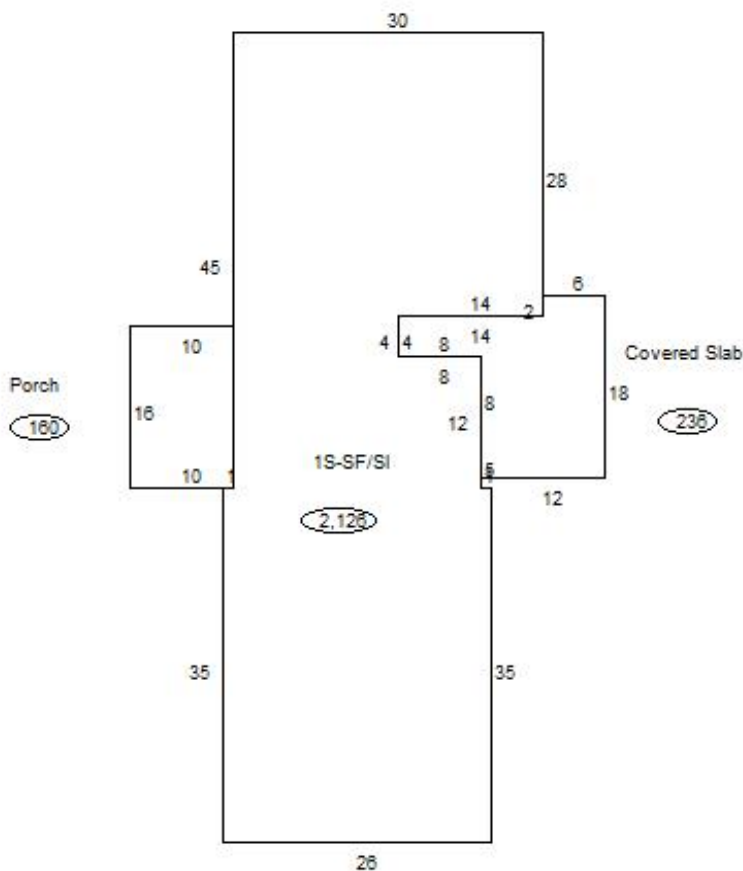
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Sketch Image

300005292



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	160	1.000	160
2	M	PRCH		20	Covered Slab	236	1.000	236
3	R	1	Slab	20	1S-SF/Sl	2,126	1.000	2,126
<b>Total Building Area</b>						2,126		2,126



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shipping/Storage Container Green 1 of 2	8x20x6			160	
	Qual	4	Cond 3	Year 2017	Eff Age 9		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (24.37 x 160)		3,899		3,899	1,560	2,339
	SHDS	Shipping/Storage Container Green 1 of 2	8x20x6			160	
	Qual	4	Cond 3	Year 2017	Eff Age 9		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (24.37 x 160)		3,899		3,899	1,560	2,339
	WODO	Wood Deck - Open S SIDE OF HOUSE	25x6x0			150	
	Qual	3	Cond 3	Year 2017	Eff Age 9		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (20.93 x 150)		3,140		3,140	1,539	1,601