




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:04:44
 Page 1

Assessment Data					Primary Image									
Account	300005296				 <p>FRONT OF HOUSE 2/11/2025</p>									
Parcel ID	1070-00-153-024-0-002-00													
Cadastral ID	1070-153-024-00-0-002-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	3											
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14639													
LONG, CECIL E..														
P O BOX 301 BUFFALO OK 73834-0000														
Parcel Location														
Situs	00108 NW SECOND ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0024 / 0153	Parcel Size	1 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.83468426 -99.63016866														
MILLER'S ADD. BLOCK 153 LOTS N/2 OF 24-25														
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	LONG, CECIL E..													
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	900	900	12%	108	Assessed	3,072 241.89						
Year Frozen		Improvements	28,308	24,697		2,964	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -79.00						
TIF Project ID	0	Total Value	29,208	25,597		3,072	Total Taxable	2,072 163.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005296	LONG, CECIL E..	201	29,208	1000	1,982	156.00							
2024	2024-300005296	LONG, CECIL E..	201	31,413	1000	1,895	154.00							
2023	2023-300005296	LONG, CECIL E..	201	28,486	1000	1,811	150.00							
2022	2022-300005296	LONG, CECIL E..	201	22,745	1000	1,729	142.00							
2021	2021-300005296	LONG, CECIL E..	201	22,648	1000	1,718	142.00							
2020	2020-300005296	LONG, CECIL E..	201	22,648	1000	1,718	141.00							
2019	2019-0005296	LONG, CECIL E..	201	22,648		1,717	142.00							
2018	2018-0005296	LONG, CECIL E..	201	22,648		1,683	140.00							
2017	2017-0005296	LONG, CECIL E..	201	22,648		1,604	133.00							
2016	2016-0005296	LONG, CECIL E..	201	22,648		1,529	130.00							
2015	2015-0005296	LONG, CECIL E..	201	22,734		1,456	116.00							
2014	2014-0005296	LONG, CECIL E..	201	22,734		1,383	111.00							
2013	2013-0005296	LONG, CECIL E..	201	22,453		1,315	105.00							



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:04:44
 Page 2

Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	60 x 50	
Lot Count		
Units Buildable	900	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	3,000.00 x .30 = 900	
Factor Value		
Adjustments		
Lot Value	900	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	902 / 902
Style	100% One Story
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	
Garage Type	308 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1936 / 81



FRONT OF HOUSE

2/11/2025

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	95.46	Total Misc Impr	+ 567
Roofing Adj	+ 4.55	Garage Cost	+ 12,470
Subfloor Adj	+ 0.00	Total RCN	= 111,184
Heat/Cool Adj	+ 1.73	Depreciation (75%)	- 83,388
Plumbing Adj	+ 7.07	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 27,796
Adj Base Cost	= 108.81	Lot Value	+ 900
Total Area	x 902	Indicated Value	= 28,696
Adjusted Cost	= 98,147	Value Per SqFt	31.81

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	27,796	
Lot Value	900	
Indicated Value	28,696	31.81 Per SqFt
Agland Value		
Site Improvements	720	
Total Value	29,416	32.61 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	3043	6x5		30	9.78		293
PATO	Slab Porch - Open	3044	7x4		28	9.78		274



Harper

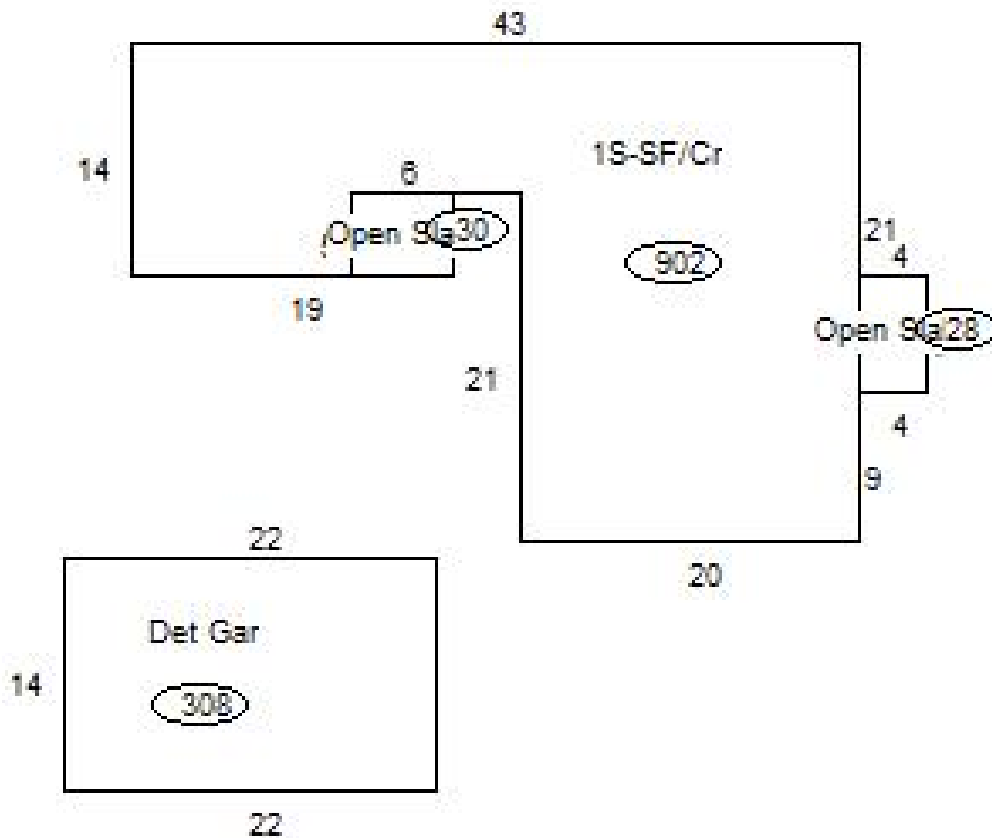
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:04:44
Page 3

Sketch Image

300005296



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	902	1.000	902
2	M	PATO		20	Open Slab	30	1.000	30
3	M	PATO		20	Open Slab	28	1.000	28
4	G	2		20	Det Gar	308	1.000	308
Total Building Area						902		902



Harper


Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:04:44
Page 4

300005296

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPDT	DET CARPORT-METAL	20x10x0			200	
	Qual 3	Cond 3	Year 2003	Eff Age	23		
		Valuation Summary	Modifier Total	RCN	Depr (75% Phys/ 0% Func)	RCNLD	
		Base Cost (9.19 x 200)	1,838		1,838	1,379	459
	PACN	Paving - Concrete DRIVE	26x12x0			312	
	Qual 3	Cond 3	Year 1970	Eff Age	56		
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (4.19 x 312)	1,307		1,307	1,046	261