




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:04:45
 Page 1

Assessment Data					Primary Image																																																																																																																			
Account 300005297 Parcel ID 1070-00-154-002-0-001-00 Cadastral ID 1070-154-002-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 201 - 4T-BUFFALO-C Name ID 25731 RANDALL, THERON MAC AND GREGORY RANDALL (LOT 8) 1927 NORTH 192 RD BUFFALO OK 73834- Parcel Location Situs 00122 NW THIRD ST Subdivision MILLER'S ADDN Lot/Block 0002 / 0154 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: 36.61049904 -99.38318968 MILLER'S ADD BLOCK 154 LOTS 2-4-6-8 *NEED CORRECTION DEED FOR BK 787 PG 184 DID NOT INCLUDE LOT 8**																																																																																																																								
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 Time 07:04:45
 Page 2

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	1 Single Family Residence
Condition	3.7 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,424 / 1,424
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1936 / 77

FRONT OF HOUSE 2/11/2025

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	

Cost Approach		Manual :	
Base Cost	85.03	Total Misc Impr	+ 6,834
Roofing Adj	+ 4.02	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 155,357
Heat/Cool Adj	+ 10.77	Depreciation (73%)	- 113,411
Plumbing Adj	+ 4.48	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 41,946
Adj Base Cost	= 104.30	Lot Value	+ 3,525
Total Area	x 1,424	Indicated Value	= 45,471
Adjusted Cost	= 148,523	Value Per SqFt	31.93

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	41,946		
Lot Value	3,525		
Indicated Value	45,471	31.93	Per SqFt
Agland Value			
Site Improvements	1,949		
Total Value	47,420	33.30	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Patio - Covered	3048	24x7		168	39.75		6,678
PATO	Slab Porch - Open	3049	4x4		16	9.78		156



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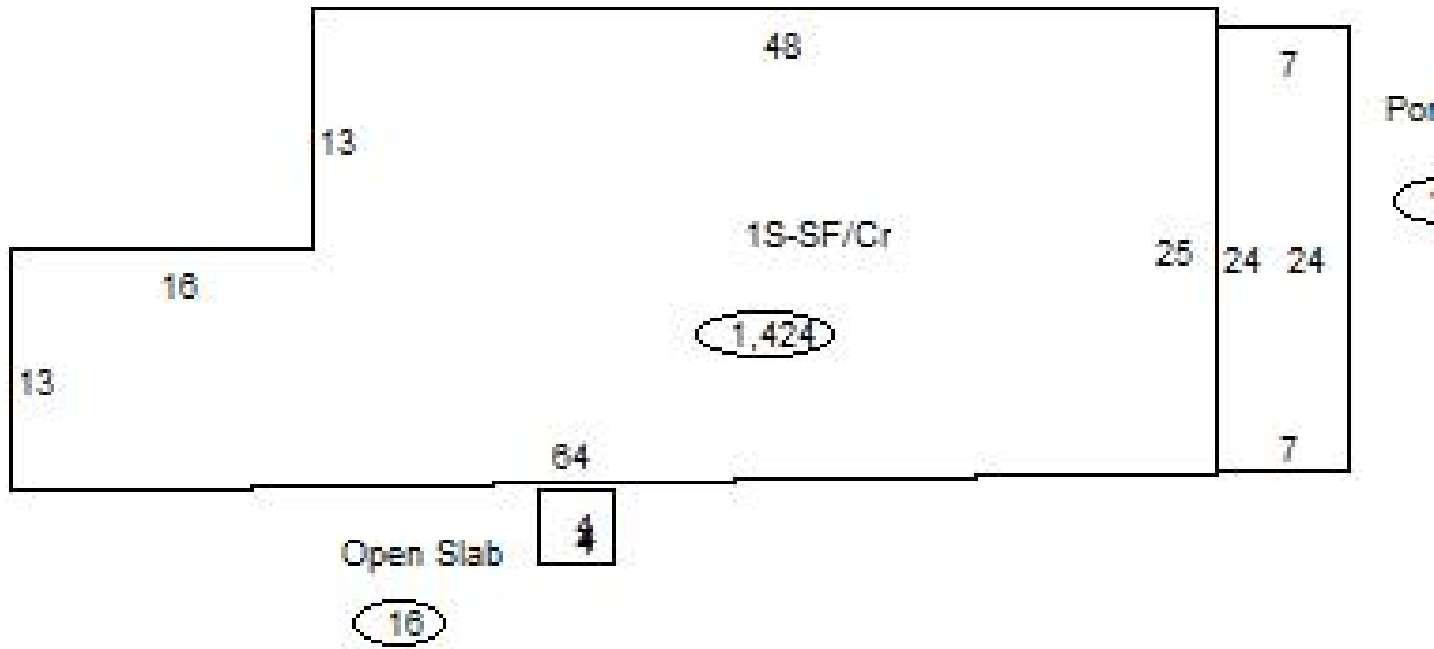
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Time 07:04:45
Page 3

Sketch Image

300005297



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,424	1.000	1,424
2	M	RSPC		20	Porch	168	1.000	168
3	M	PATO		20	Open Slab	16	1.000	16
Total Building Area						1,424		1,424



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 Page 4

300005297

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
 <p>1070-00-154-002-0-001-00 5297 04/08/2021</p>	SHDS	Yard Shed - Metal	8x10x8			80	
	Qual	3	Cond 3	Year 2020	Eff Age 6		
		Valuation Summary	Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD	
		Base Cost (27.27 x 80)	2,182		2,182	611	1,571
 <p>1070-00-154-001-0-001-00 5297 04/08/2021</p>	SHDS	Yard Shed - Wood	8x8x8		Composition Shingle	64	
	Qual	3	Cond 1	Year 1970	Eff Age 78		
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (29.53 x 64)	1,890		1,890	1,512	378