




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:04:46  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300005299 <b>Parcel ID</b> 1070-00-154-013-0-001-00 <b>Cadastral ID</b> 1070-154-013-00-0-001-00 <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> 14642 VANDORN, ROGER L. ETUX  PO BOX 457 BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 00108 NW THIRD ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0013 / 0154 <b>Parcel Size</b> 4 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.83323901 -99.62657757										HOUSE 2/11/2025																																																																																																															
<b>Legal Description</b> MILLER'S ADD. BLOCK 154 LOTS 13-14-15-16					<b>Building Permits</b> <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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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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	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	960 / 960
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	
Remodel	
Year/Eff Age	1940 / 86

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	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	22,044		
Lot Value	3,525		
Indicated Value	25,569	26.63	Per SqFt
Agland Value			
Site Improvements	654		
Total Value	26,223	27.32	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	95.93	Total Misc Impr	+ 5,800
Roofing Adj	+ 4.47	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 110,219
Heat/Cool Adj	+ 1.73	Depreciation ( 80%)	- 88,175
Plumbing Adj	+ 6.64	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 22,044
Adj Base Cost	= 108.77	Lot Value	+ 3,525
Total Area	x 960	Indicated Value	= 25,569
Adjusted Cost	= 104,419	Value Per SqFt	26.63

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	3054	3x2	1940	6	9.78		59
RSPC	Raised Slab Porch - Covered	3055	24x6	1940	144	39.87		5,741



Harper

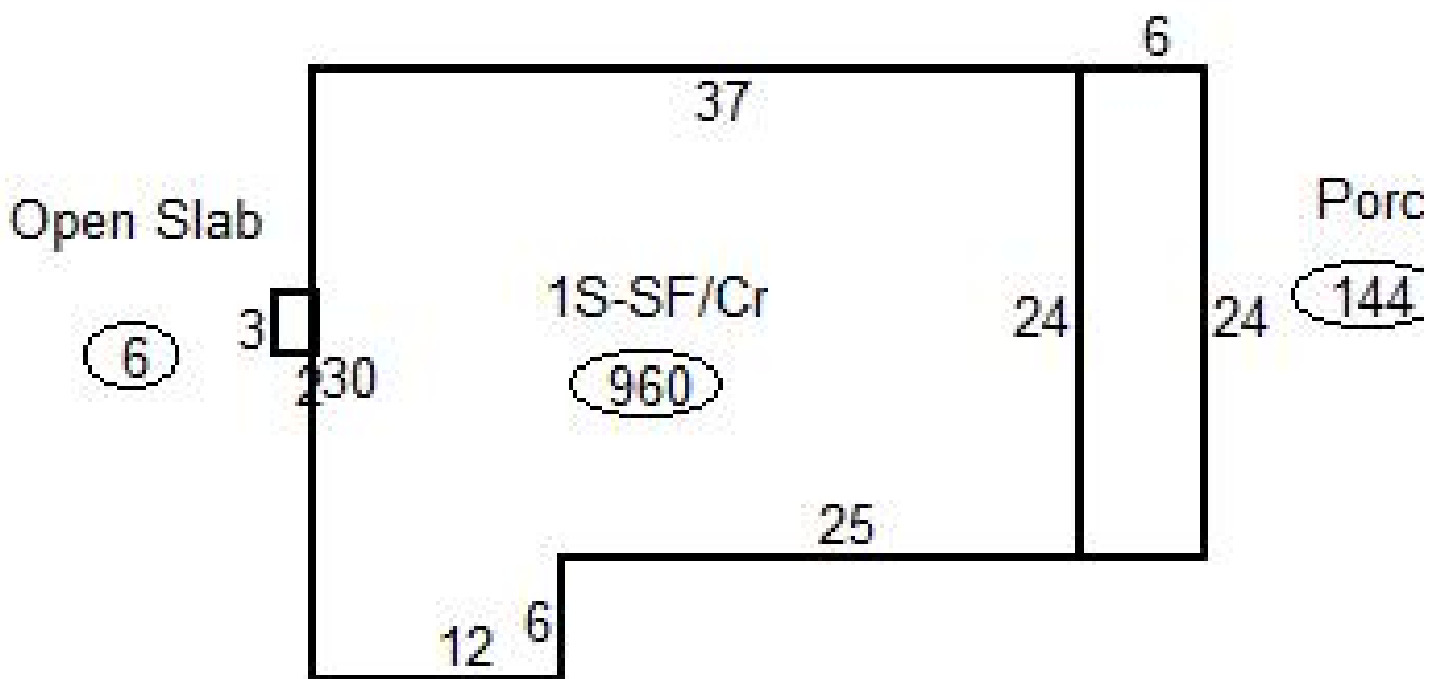
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Sketch Image

300005299



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Open Slab	6	1.000	6
2	M	RSPC		20	Porc	144	1.000	144
3	R	1	Crawl	20	1S-SF/Cr	960	1.000	960
<b>Total Building Area</b>						<b>960</b>		<b>960</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNV	Yard Shed - Metal West	10x13x0			130
	Qual 3	Cond 3	Year 1980	Eff Age		

Valuation Summary      Modifier Total      RCN      Depr (80% Phys/ 0% Func)      RCNLD  
 Base Cost (0.00 x 130)



SHDS	Shed, Wood / CEMENT	12x12x6	Concrete	Formed Metal	144
Qual 3	Cond 3	Year 1940	Eff Age	86	

Valuation Summary      Modifier Total      RCN      Depr (80% Phys/ % Func)      RCNLD  
 Base Cost (22.71 x 144)      3,270      3,270      2,616      654