




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:04:51
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Assessment Data					Primary Image																																																																																																																				
Account 300005304 Parcel ID 1070-00-165-007-0-001-00 Cadastral ID 1070-165-007-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 201 - 4T-BUFFALO-C Name ID 24355 MANNING, J.J. DENISE MANNING PO BOX 583 BUFFALO OK 73834 Parcel Location Situs 00210 NW FOURTH ST Subdivision MILLER'S ADDN Lot/Block 0007 / 0165 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					 <p>YARD SHED 2/11/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.83878199 -99.62237665 MILLER'S ADD BLOCK 165 LOTS 7-9-11																																																																																																																									
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Lot Data		Square-Foot - BUFFALO ORIGMILLERS	
Lot Size	0	0	
Lot Count			
Units Buildable	2644		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	8,813.00 x .30 = 2,644		
Factor Value			
Adjustments			
Lot Value	2,644		



YARD SHED

2/11/2025

Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

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	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 2,644
Total Area	x	Indicated Value	= 2,644
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation

Selected Approach	Cost Approach		
Improvements			
Lot Value	2,644		
Indicated Value	2,644	0.00	Per SqFt
Agland Value			
Site Improvements	710		
Total Value	3,354	0.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x12x6	Concrete	Composition Shingle	144
	Qual	4	Cond 4	Year 1970	Eff Age 45	
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (24.65 x 144)		3,550		3,550 2,840		710