




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:05:00  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300005315 <b>Parcel ID</b> 1070-00-166-013-0-001-00 <b>Cadastral ID</b> 1070-166-013-00-0-001-00 <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> 14654 WATSON, SHIRLEY M.  617 38TH ST WOODWARD OK 73801-0000  <b>Parcel Location</b> <b>Situs</b> 00209 NW THIRD ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0013 / 0166 <b>Parcel Size</b> 2 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO					 <p>HOME 2/11/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.83062114 -99.62884109 MILLER'S ADD BLOCK 166 LOTS 13-15																																																																																																																									
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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	50 x 117.5	
Lot Count		
Units Buildable	1763	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	5,875.00 x .30 = 1,763	
Factor Value		
Adjustments		
Lot Value	1,763	

Residential Data	
Type	1 Single Family Residence
Condition	2.75 - Fair
Quality	2.75 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	889 / 889
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	889 Total, 624 Partition
Garage Type	
Remodel	REFRESH -
Year/Eff Age	1940 / 81

HOME 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	95.06	Total Misc Impr	+ 4,790
Roofing Adj	+ 4.36	Garage Cost	+ 0
Subfloor Adj	+ 0.53	Total RCN	= 138,362
Heat/Cool Adj	+ 10.27	Depreciation ( 79%)	- 109,306
Plumbing Adj	+ 6.84	Lump Sums	+ 0
Basement Adj	+ 33.19	RCNLD	= 29,056
Adj Base Cost	= 150.25	Lot Value	+ 1,763
Total Area	x 889	Indicated Value	= 30,819
Adjusted Cost	= 133,572	Value Per SqFt	34.67

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	29,056		
Lot Value	1,763		
Indicated Value	30,819	34.67	Per SqFt
Agland Value			
Site Improvements	876		
Total Value	31,695	35.65	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	Fireplace - Residential 1 Story	0		1 1940	1	4,562.09		4,562
PATO	Slab Porch - Open	3106	6x4	1940	24	9.51		228



Harper

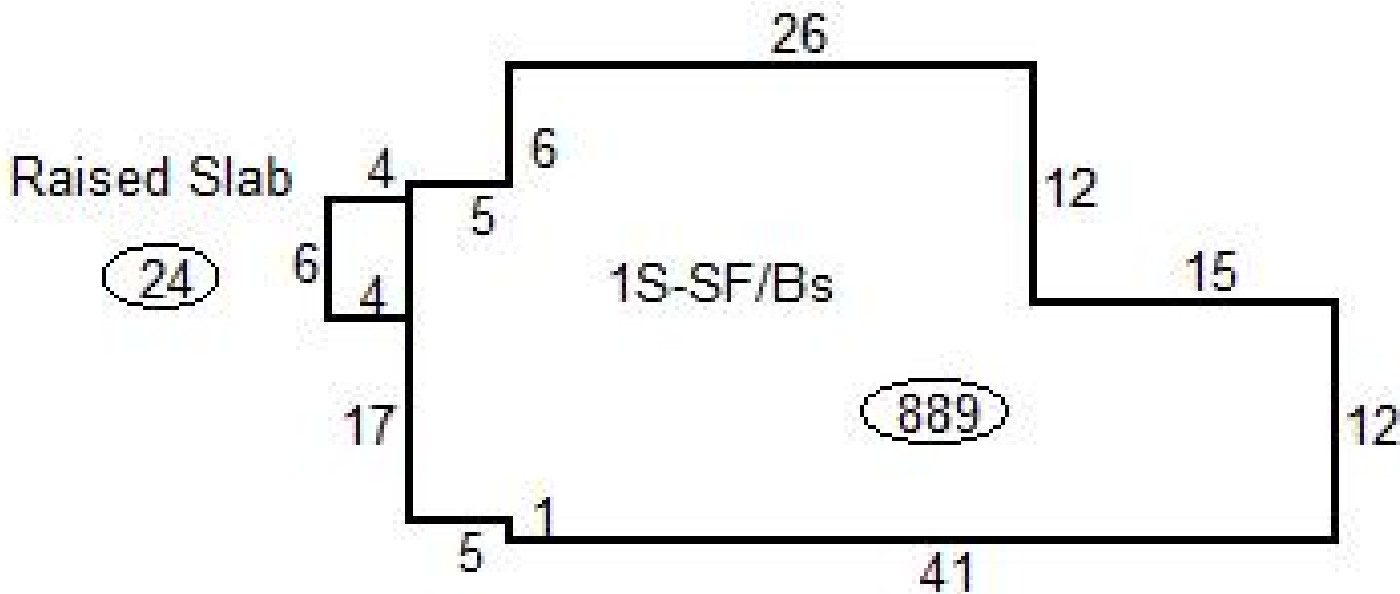
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Sketch Image

300005315



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Raised Slab	24	1.000	24
2	R	1	Basement	20	1S-SF/Bs	889	1.000	889
<b>Total Building Area</b>						889		889



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	24x12x8	Dirt	Galvanized Metal	288
	Qual	1	Cond 1	Year 1990	Eff Age 50	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (3.79 x 288)		1,092	1,092	874	218
	SHDS	Shed - Small-Block	24x16x0	Dirt	Galvanized Metal	384
	Qual	1	Cond 1	Year 1940	Eff Age 120	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (8.57 x 384)		3,291	3,291	2,633	658