




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:05:07  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300005322 <b>Parcel ID</b> 1070-00-167-014-0-001-00 <b>Cadastral ID</b> 1070-167-014-00-0-001-00 <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> 25574 FRANK, CARR DAVID & GINA ANNE FRANK  PO BOX 383 BUFFALO OK 73834-  <b>Parcel Location</b> <b>Situs</b> 00210 NW FIRST ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0014 / 0167 <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					 <p>HOUSE 2/11/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.83168335 -99.62935065 MILLERS ADD. BLOCK 167 LOTS 14-16-18 BOOK 782 PAGE 645 QCD																																																																																																																									
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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	75 x 117.5	
Lot Count	0	
Units Buildable	3085	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,323.00 x .30 = 3,097	
Factor Value		
Adjustments		
Lot Value	3,097	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,449 / 1,449
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	1950 / 76

HOUSE	2/11/2025
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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	83.94	Total Misc Impr	+ 4,798
Roofing Adj	+ 4.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 154,204
Heat/Cool Adj	+ 10.77	Depreciation ( 74%)	- 114,111
Plumbing Adj	+ 4.40	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 40,093
Adj Base Cost	= 103.11	Lot Value	+ 3,097
Total Area	x 1,449	Indicated Value	= 43,190
Adjusted Cost	= 149,406	Value Per SqFt	29.81

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	40,093		
Lot Value	3,097		
Indicated Value	43,190	29.81	Per SqFt
Agland Value			
Site Improvements	14,204		
Total Value	57,394	39.61	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	3141	20x6	1950	120	39.98		4,798



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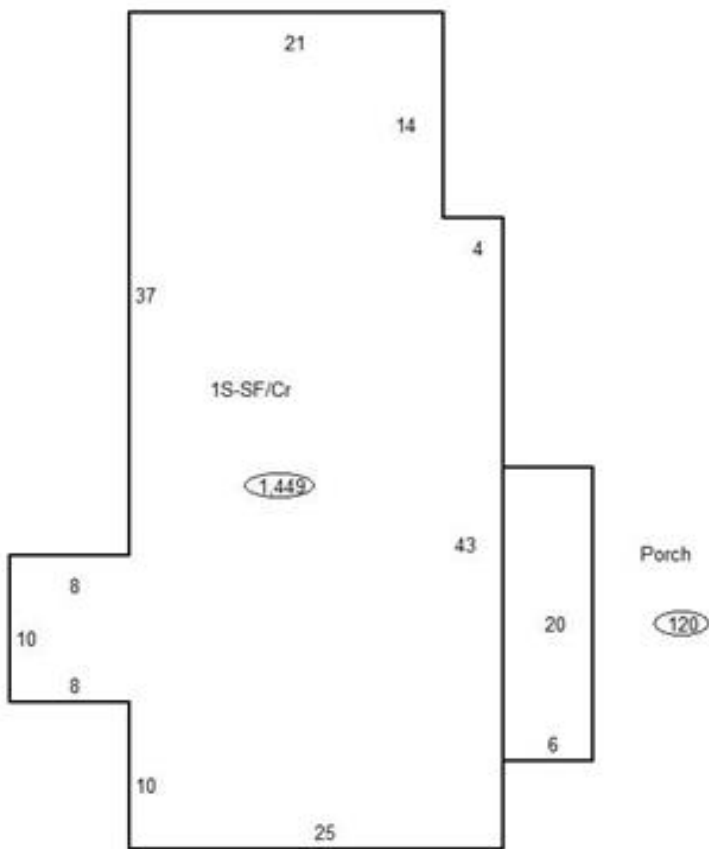
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Sketch Image

300005322



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1S-SF/Cr	1,449	1.000	1,449
2	M	RSPC		10	Porch	120	1.000	120
<b>Total Building Area</b>						<b>1,449</b>		<b>1,449</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	44x24x0	Concrete	Formed Metal	1,056
	Qual	3.5	Cond 3.5	Year 2012	Eff Age 13	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (47% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (18.34 x 1,056)		19,367	19,367	9,102	10,265
	PACN	Paving - Concrete Drive South	46x12x0	Concrete		552
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.15 x 552)		2,291	2,291	1,833	458
	PACN	Paving - Concrete Walkways	85x4x0	Concrete		340
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.18 x 340)		1,421	1,421	1,137	284
	PACN	Paving - Concrete Entry North	16x12x0	Concrete		192
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (5.75 x 192)		1,104	1,104	883	221
	MGWH	Worker Housing (Bunk House) / OLD GARAGE	24x14x6	Concrete	Composition Shingle	336
	Qual	3	Cond 3	Year 1950	Eff Age 76	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (44.29 x 336)		14,881	14,881	11,905	2,976