



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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 Time 07:05:17  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300005334 <b>Parcel ID</b> 1070-00-169-001-0-001-00 <b>Cadastral ID</b> 1070-169-001-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UC VI Area 2 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 14666 GREENLEE, JEFF  18263 E 16 RD BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 00217 N HOY ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0001 / 0169 <b>Parcel Size</b> 5 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO					<p>REPAIR SHOP 2/23/2024</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.83650943 -99.62855774 MILLERS ADD BLOCK 169 LOTS 1-3-5-7-9																																																																																																																									
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Lot Data	Primary Image	
<p>Lot Size 125 x 100</p> <p>Lot Count</p> <p>Units Buildable 10000</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 7 BUFFALOMILLERS COM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 12,500.00 x .80 = 10,000</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 10,000</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 1,904</p> <p>Total Base Value 139,944</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 139,944</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 27,989</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 27,989</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 4,253</p> <p>Total Improvement Value 32,242</p> <p>Land Value 10,000</p> <p>Cost Approach Value 42,242 22.19/SqFt</p>	<p>Image ID 28538</p> <p>Image Date 2/23/2024</p> <p>Name 001.JPG</p> <p>Description REPAIR SHOP</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy &amp; Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 4,253</p> <p>Land Value 10,000</p> <p>Total Appraised Value 42,242 22.19/SqFt</p>	



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Sketch Image

300005334



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	528		13	528	1,904	1.000	1,904
<b>Total Building Area</b>						1,904		1,904



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Account 300005334  
Parcel ID 1070-00-169-001-0-001-00  
Cadastral ID 1070-169-001-00-0-001-00

Tax Area Code 201  
Property Class UC  
Owners Name GREENLEE, JEFF

### Building Data

Building ID 102  
Building Sequence 1  
Occupancy 1 528 Service Repair Garage 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 1,904  
Average Perimeter 192  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 1965  
Effective Age 85  
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists  
Quality 1 - Low  
Condition 1 - Low  
Exterior Wall 12 - Concrete Block  
Heating/Cooling 6 - Wall Furnace  
Roof Type Flat  
Roof Cover Tar & Gravel

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1  
Finish Area - 1  
Finish Code - 2  
Finish Area - 2

### Building Image

### Image Information

Image Name  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 2  
Zone Description VI AREA 2  
Base Cost 38.44  
Wall Cost 31.60  
HVAC Cost 3.46  
Basement Cost 0.00  
Total Base Cost 73.50  
Total Area 1,904  
Base RCN 139,944  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 139,944  
Physical Depreciation 80%  
Functional Depreciation  
Total Depreciation 80% (111,955)  
Total RCNLD 27,989  
Lump Sums  
Total Building Value 27,989 \$ 14.70 Per SqFt



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Concrete Paving	47x120x0			5,640
	Qual 3	Cond 3	Year 1960	Eff Age 66		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (3.77 x 5,640)		21,263	17,010	4,253
<b>Total Site Improvement Value</b>				<b>4,253</b>