




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:05:29
Page 1

| Assessment Data | | | | | Primary Image | | | | | | | | | |
|--|-------------------------------|----------------------|----------|-------------|---|-------------------------|---------------|-------------|--------|--|--|--|--|--|
| Account | 300005347 | | | |  <p>1070-00-170-011-0-001-00 02/22/24</p> | | | | | | | | | |
| Parcel ID | 1070-00-170-011-0-001-00 | | | | | | | | | | | | | |
| Cadastral ID | 1070-170-011-00-0-001-00 | | | | | | | | | | | | | |
| Property Type | REAL - Real Property | | | | | | | | | | | | | |
| Property Class | UR | VI Area | 2 | | | | | | | | | | | |
| Tax Area | 201 - 4T-BUFFALO-C | | | | | | | | | | | | | |
| Name ID | 13067 | | | | | | | | | | | | | |
| SHAW, GEORGE E., JR. | | | | | | | | | | | | | | |
| 603 NE 6TH BUFFALO OK 73834-0000 | | | | | | | | | | | | | | |
| Parcel Location | | | | | | | | | | | | | | |
| Situs | 00213 NE FIRST ST | | | | | | | | | | | | | |
| Subdivision | MILLER'S ADDN | | | | | | | | | | | | | |
| Lot/Block | 0011 / 0170 | Parcel Size | 2 - Lots | | | | | | | | | | | |
| Sec/Twn/Rng | / / / | | | | | | | | | | | | | |
| Neighborhood | 100100 - BUFFALO ORIG\MILLERS | | | | | | | | | | | | | |
| School District | 4-BUFFAL - 4-BUFFALO | | | | | | | | | | | | | |
| HOUSE 2/23/2024 | | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.83767682 -99.63009168 | | | | | | | | | | | | | | |
| MILLERS ADD. BLOCK 170 LOTS 11-13; N 7' OF 15 | | | | | | | | | | | | | | |
| Building Permits | | | | | | | | | | | | | | |
| <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 | | | | | |
| Number | Description | Opened | Closed | Amount | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| Exemptions | | | | | | | | | | | | | | |
| Sale History | | | | | | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | Bk/Pg | Grantor | Date | Price | Code | | | | | |
| | | | | | 786/237 | ARMSTRONG, APRIL | 12/13/2024 | 6,000 | 04 | | | | | |
| | | | | | 477/372 | TERRY & ALICE ZOLLINGER | 11/09/1992 | 3,500 | U | | | | | |
| | | | | | / | ARMSTRONG, APRIL | | | | | | | | |
| Parcel Valuation | | | | | | | | | | | | | | |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 78.740 | Current Tax | | | | | | |
| Remove Cap | | Land Value | 2,010 | 2,010 | 12% | 241 | Assessed | 1,867 | 147.01 | | | | | |
| Year Frozen | | Improvements | 18,278 | 13,553 | | 1,626 | Penalty | 0 | | | | | | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 0 | 0.00 | | | | | |
| TIF Project ID | 0 | Total Value | 20,288 | 15,563 | | 1,867 | Total Taxable | 1,867 | 147.00 | | | | | |
| Assessment History | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | |
| 2025 | 2025-300005347 | SHAW, GEORGE E., JR. | 201 | 20,288 | 0 | 1,778 | 140.00 | | | | | | | |
| 2024 | 2024-300005347 | ARMSTRONG, APRIL | 201 | 21,181 | 0 | 1,694 | 138.00 | | | | | | | |
| 2023 | 2023-300005347 | ARMSTRONG, APRIL | 201 | 19,360 | 0 | 1,613 | 133.00 | | | | | | | |
| 2022 | 2022-300005347 | ARMSTRONG, APRIL | 201 | 12,805 | 0 | 1,536 | 126.00 | | | | | | | |
| 2021 | 2021-300005347 | ARMSTRONG, APRIL | 201 | 13,773 | 0 | 1,653 | 136.00 | | | | | | | |
| 2020 | 2020-300005347 | ARMSTRONG, APRIL | 201 | 13,614 | 0 | 1,633 | 134.00 | | | | | | | |
| 2019 | 2019-0005347 | ARMSTRONG, APRIL | 201 | 13,614 | | 1,609 | 133.00 | | | | | | | |
| 2018 | 2018-0005347 | ARMSTRONG, APRIL | 201 | 13,614 | | 1,532 | 127.00 | | | | | | | |
| 2017 | 2017-0005347 | ARMSTRONG, APRIL | 201 | 13,614 | | 460 | 38.00 | | | | | | | |
| 2016 | 2016-0005347 | ARMSTRONG, APRIL | 201 | 13,614 | | 417 | 35.00 | | | | | | | |
| 2015 | 2015-0005347 | ARMSTRONG, APRIL | 201 | 13,659 | | 376 | 30.00 | | | | | | | |
| 2014 | 2014-0005347 | ARMSTRONG, APRIL | 201 | 13,659 | | 336 | 27.00 | | | | | | | |
| 2013 | 2013-0005347 | ARMSTRONG, APRIL | 201 | 18,494 | | 296 | 24.00 | | | | | | | |



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:05:29
 Page 2

| Lot Data | Square-Foot - BUFFALO ORIGMILLERS | Primary Image |
|-----------------|-----------------------------------|---------------|
| Lot Size | 57 x 117.55 | |
| Lot Count | | |
| Units Buildable | 2010 | |
| Non-Ag Acres | | |
| Topography | | |
| Street Access | | |
| Utilities | | |
| Amenities | | |
| Method | Square-Foot | |
| Base Lot Value | 6,700.35 x .30 = 2,010 | |
| Factor Value | | |
| Adjustments | | |
| Lot Value | 2,010 | |

| Residential Data | |
|------------------|--|
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 2.3 - Fair |
| Architecture | TRAD TRADITIONAL |
| Style | 100% One Story |
| Exterior Wall | 100% Frame, Stucco |
| Base/Total Area | 836 / 836 |
| 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 | 2/23/2024 |
|-------|-----------|

| 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 | 90.87 | Total Misc Impr | + 4,635 |
| Roofing Adj | + 4.06 | Garage Cost | + 0 |
| Subfloor Adj | + 1.53 | Total RCN | = 92,089 |
| Heat/Cool Adj | + 1.50 | Depreciation (80%) | - 73,671 |
| Plumbing Adj | + 6.65 | Lump Sums | + 0 |
| Basement Adj | + 0.00 | RCNLD | = 18,418 |
| Adj Base Cost | = 104.61 | Lot Value | + 2,010 |
| Total Area | x 836 | Indicated Value | = 20,428 |
| Adjusted Cost | = 87,454 | Value Per SqFt | 24.44 |

| Value Reconciliation | | | |
|----------------------|---------------|-------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 18,418 | | |
| Lot Value | 2,010 | | |
| Indicated Value | 20,428 | 24.44 | Per SqFt |
| Agland Value | | | |
| Site Improvements | 123 | | |
| Total Value | 20,551 | 24.58 | Total Value Per SqFt |

| Miscellaneous Improvements | | | | | | | |
|----------------------------|-----------------------------|-----------|------|------|-------|-----------|------------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr Value |
| RSPC | Raised Slab Porch - Covered | 3182 | 136 | | 136 | 34.08 | 4,635 |



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:05:29
Page 4

300005347

Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|----------------|--------|-------------------|------------|------------|---------|-------------|
| | PACN | Paving - Concrete | 12x7x0 | | | 84 |
| | Qual 3 | Cond 3 | Year 1940 | Eff Age 86 | | |

| Valuation Summary | Modifier Total | RCN | Depr (80% Phys/ % Func) | RCNLD |
|-----------------------|----------------|-----|-------------------------|-------|
| Base Cost (7.30 x 84) | 613 | | 613 490 | 123 |