



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:05:40  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300005358 <b>Parcel ID</b> 1070-00-171-017-0-001-00 <b>Cadastral ID</b> 1070-171-017-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 2 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 14681 APPLETON, LONNIE R. & TERRILYN APPLETON  BOX 375 BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 00203 NE SECOND ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0017 / 0171 <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																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.83562047 -99.63117089 MILLERS ADD BLOCK 171 LOTS 17-19-21-23										<b>HOUSE</b> 2/23/2024																																																																																																															
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Lot Data		Square-Foot - BUFFALO ORIGMILLERS	
Lot Size	0	0	
Lot Count			
Units Buildable	3526		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	11,752.00 x .30 = 3,526		
Factor Value			
Adjustments			
Lot Value	3,526		



HOUSE 2/23/2024

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3.25 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Frame, Plywood or Hardboard 20% Veneer, N
Base/Total Area	1,659 / 1,659
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	900 Total, 900 Partition
Garage Type	
Remodel	
Year/Eff Age	1940 / 78

### 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		

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	56,411		
Lot Value	3,526		
Indicated Value	59,937	36.13	Per SqFt
Agland Value			
Site Improvements	3,506		
Total Value	63,443	38.24	Total Value Per SqFt

### Cost Approach Manual :

Base Cost	84.16	Total Misc Impr	+	10,324
Roofing Adj	+ 4.88	Garage Cost	+	
Subfloor Adj	+ 0.00	Total RCN	=	225,646
Heat/Cool Adj	+ 11.55	Depreciation ( 75%)	-	169,235
Plumbing Adj	+ 6.32	Lump Sums	+	0
Basement Adj	+ 22.87	RCNLD	=	56,411
Adj Base Cost	= 129.79	Lot Value	+	3,526
Total Area	x 1,659	Indicated Value	=	59,937
Adjusted Cost	= 215,322	Value Per SqFt		36.13

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Frm Cls A	0		1	1	5,130.11		5,130
PATC	Patio - Covered	3212		357	357	13.82		4,934
PATO	Slab Porch - Open	3213		5x5	25	10.40		260



Harper

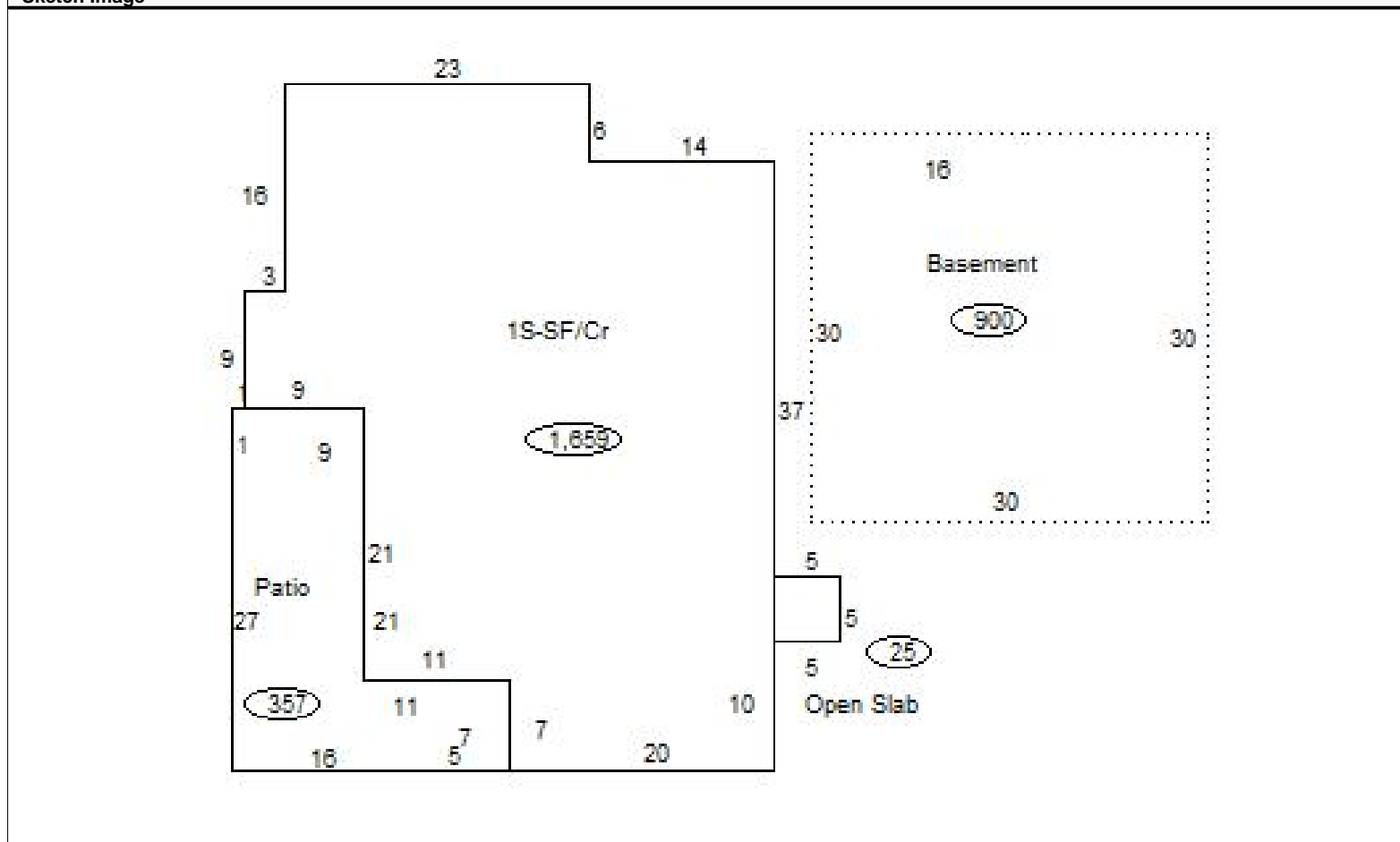
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Sketch Image

300005358



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	B			20	Basement	900	1.000	900
2	M	PATC		20	Patio	357	1.000	357
3	M	PATO		20	Open Slab	25	1.000	25
4	R	1	Crawl	20	1S-SF/Cr	1,659	1.000	1,659
<b>Total Building Area</b>						1,659		1,659



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed - Wood	20x16x8	Base	Composition Shingle	320	
	Qual	3	Cond	3	Year	2017	Eff Age
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (18.26 x 320)	5,843		5,843	2,337	3,506