



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:05:44
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Assessment Data					Primary Image									
Account	300005363													
Parcel ID	1070-00-172-005-0-001-00													
Cadastral ID	1070-172-005-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	2											
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14385													
SNIDER, TRA WILLIAM														
P O BOX 192 BUFFALO OK 73834-0000														
Parcel Location														
Situs	00217 NE THIRD ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0005 / 0172	Parcel Size	4 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG\MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
HOUSE 2/23/2024														
Legal Description Lat/Long: 36.83807960 -99.62958798														
MILLER'S ADD. BLOCK 172 LOTS 5-7-9-11														
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					
					578/516	SECRET, BILLY L.	11/12/2002	6,000	U					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	3,526	3,526	12%	423	Assessed	3,859	303.86					
Year Frozen		Improvements	28,635	28,635		3,436	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	32,161	32,161		3,859	Total Taxable	3,859	304.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300005363	SNIDER, TRA WILLIAM			201	32,161	0	3,724	293.00					
2024	2024-300005363	SNIDER, TRA WILLIAM			201	35,364	0	3,547	289.00					
2023	2023-300005363	SNIDER, TRA WILLIAM			201	32,201	0	3,378	279.00					
2022	2022-300005363	SNIDER, TRA WILLIAM			201	28,147	0	3,217	265.00					
2021	2021-300005363	SNIDER, TRA WILLIAM			201	28,473	0	3,064	253.00					
2020	2020-300005363	SNIDER, TRA WILLIAM			201	28,132	0	2,918	240.00					
2019	2019-0005363	SNIDER, TRA WILLIAM			201	28,132		2,779	230.00					
2018	2018-0005363	SNIDER, TRA WILLIAM			201	28,132		2,647	219.00					
2017	2017-0005363	SNIDER, TRA WILLIAM			201	28,132		2,521	210.00					
2016	2016-0005363	SNIDER, TRA WILLIAM			201	28,132		2,401	204.00					
2015	2015-0005363	SNIDER, TRA WILLIAM			201	28,223		2,287	182.00					
2014	2014-0005363	SNIDER, TRA WILLIAM			201	28,223		2,178	175.00					
2013	2013-0005363	SNIDER, TRA WILLIAM			201	29,526		2,075	165.00					



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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
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	

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, Wood
Base/Total Area	924 / 924
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	375 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1945 / 81

HOUSE	2/23/2024
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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	95.47	Total Misc Impr	+ 3,062
Roofing Adj	+ 4.52	Garage Cost	+ 11,023
Subfloor Adj	+ 0.00	Total RCN	= 122,812
Heat/Cool Adj	+ 10.77	Depreciation (79%)	- 97,021
Plumbing Adj	+ 6.90	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 25,791
Adj Base Cost	= 117.67	Lot Value	+ 3,526
Total Area	x 924	Indicated Value	= 29,317
Adjusted Cost	= 108,727	Value Per SqFt	31.73

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	25,791		
Lot Value	3,526		
Indicated Value	29,317	31.73	Per SqFt
Agland Value			
Site Improvements	559		
Total Value	29,876	32.33	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	3227	14x6		84	22.71		1,908
PATO	Slab Porch - Open	3228	12x10		120	9.62		1,154



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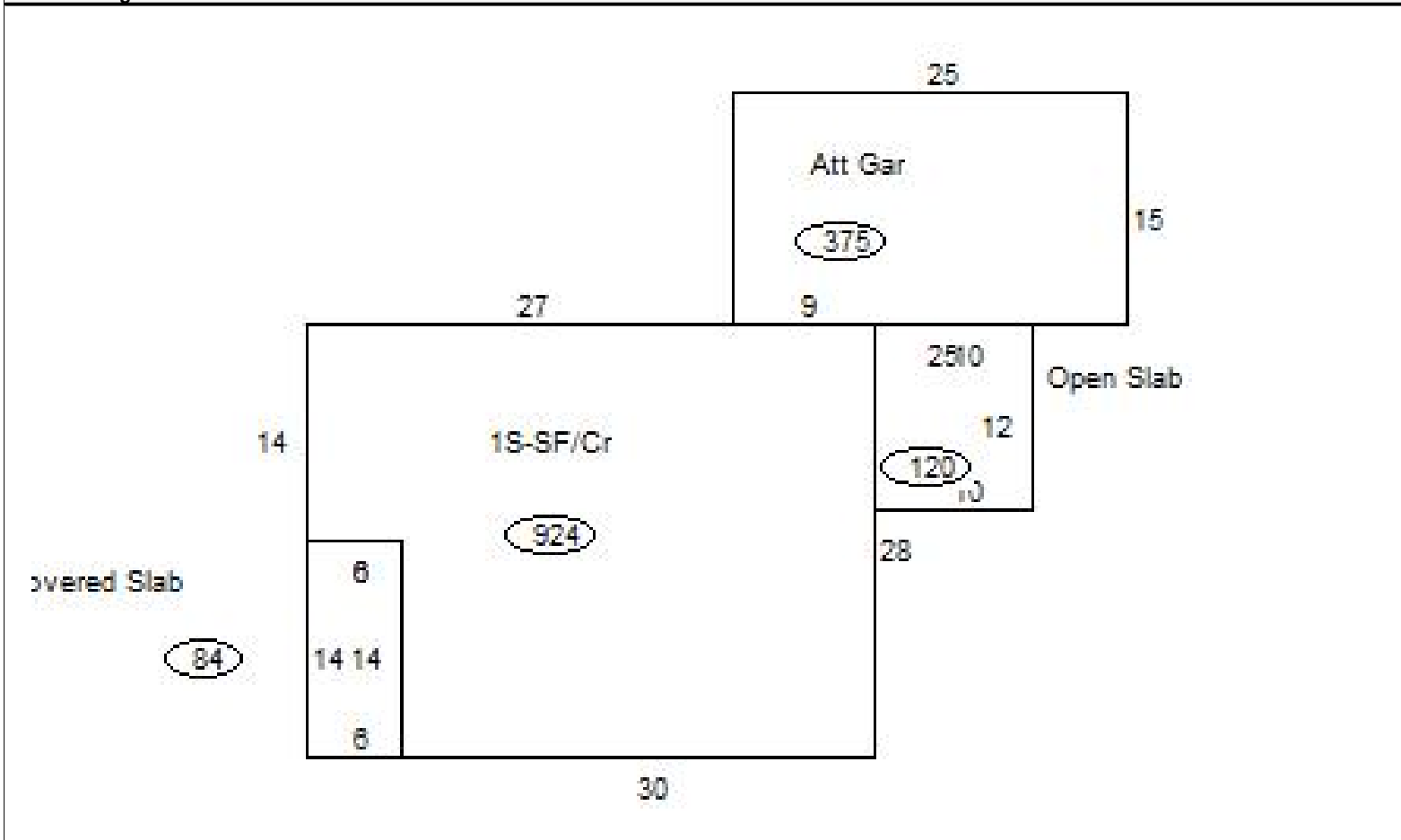
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		20	Att Gar	375	1.000	375
2	M	PRCH		20	Covered Slab	84	1.000	84
3	M	PATO		20	Open Slab	120	1.000	120
4	R	1	Crawl	20	1S-SF/Cr	924	1.000	924
Total Building Area						924		924



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Wood	16x8x8	Base	Composition Shingle	128
	Qual 3	Cond 3	Year 1942	Eff Age 84		

0

Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (21.85 x 128)	2,797		2,797	2,238
				559