



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																			
Account	300005364																							
Parcel ID	1070-00-172-010-0-001-00																							
Cadastral ID	1070-172-010-00-0-001-00																							
Property Type	REAL - Real Property																							
Property Class	UR	VI Area	2																					
Tax Area	201 - 4T-BUFFALO-C																							
Name ID	13288																							
BUSS, KURT R. & RHONDA R. KORNELE																								
PO BOX 373 BUFFALO OK 73834-0000																								
Parcel Location																								
Situs	00216 NE FOURTH ST																							
Subdivision	MILLER'S ADDN																							
Lot/Block	0010 / 0172	Parcel Size	3.25 - Lots																					
Sec/Twn/Rng	/ / /																							
Neighborhood	100100 - BUFFALO ORIG/MILLERS																							
School District	4-BUFFAL - 4-BUFFALO																							
HOUSE 2/23/2024																								
Legal Description Lat/Long: 36.83780503 -99.62622451																								
MILLER'S ADD. BLOCK 172 LOTS 10-12-14-N7.5' OF 16																								
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																								
<table border="1"> <thead> <tr> <th>Code</th><th>Type</th><th>Active</th><th>Maximum</th><th>Exemption</th><th>Bk/Pg</th><th>Grantor</th><th>Date</th><th>Price</th><th>Code</th></tr> </thead> <tbody> <tr> <td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code															
Parcel Valuation																								
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																
Remove Cap		Land Value	3,085	2,733	12%	328	Assessed	4,348	342.36															
Year Frozen		Improvements	41,417	33,505		4,020	Penalty	0																
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00															
TIF Project ID	0	Total Value	44,502	36,238		4,348	Total Taxable	4,348	342.00															
Assessment History																								
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax															
2025	2025-300005364	BUSS, KURT R. &			201	44,502	0	4,141	326.00															
2024	2024-300005364	BUSS, KURT R. &			201	50,505	0	3,944	321.00															
2023	2023-300005364	BUSS, KURT R. &			201	45,256	0	3,757	311.00															
2022	2022-300005364	BUSS, KURT R. &			201	39,405	0	3,577	294.00															
2021	2021-300005364	BUSS, KURT R. &			201	38,663	0	3,408	281.00															
2020	2020-300005364	BUSS, KURT R. &			201	39,074	0	3,245	267.00															
2019	2019-0005364	BUSS, KURT R. &			201	39,074		3,090	256.00															
2018	2018-0005364	BUSS, KURT R. &			201	39,074		2,943	244.00															
2017	2017-0005364	BUSS, KURT R. &			201	39,074		2,803	233.00															
2016	2016-0005364	BUSS, KURT R. &			201	39,074		2,670	227.00															
2015	2015-0005364	BUSS, KURT R. &			201	39,202		1,543	122.00															
2014	2014-0005364	BUSS, CURTIS M.			201	39,202		1,469	118.00															
2013	2013-0005364	BUSS, CURTIS M.			201	37,458		2,418	193.00															



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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	3085	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,282.00 x .30 = 3,085	
Factor Value		
Adjustments		
Lot Value	3,085	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,156 / 1,156
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	400 Carport - Gable Roof
Remodel	
Year/Eff Age	1950 / 76

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	91.13	Total Misc Impr	+ 2,131
Roofing Adj	+ 5.24	Garage Cost	+ 3,352
Subfloor Adj	+ 0.00	Total RCN	= 135,706
Heat/Cool Adj	+ 10.77	Depreciation (74%)	- 100,423
Plumbing Adj	+ 5.52	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 35,283
Adj Base Cost	= 112.65	Lot Value	+ 3,085
Total Area	x 1,156	Indicated Value	= 38,368
Adjusted Cost	= 130,223	Value Per SqFt	33.19

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	35,283		
Lot Value	3,085		
Indicated Value	38,368	33.19	Per SqFt
Agland Value			
Site Improvements	5,816		
Total Value	44,184	38.22	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	3230	4x2		8	9.78		78
PATO	Slab Porch - Open	3231	6x4		24	9.78		235
PRCH	Porch	3233	20x4		80	22.73		1,818



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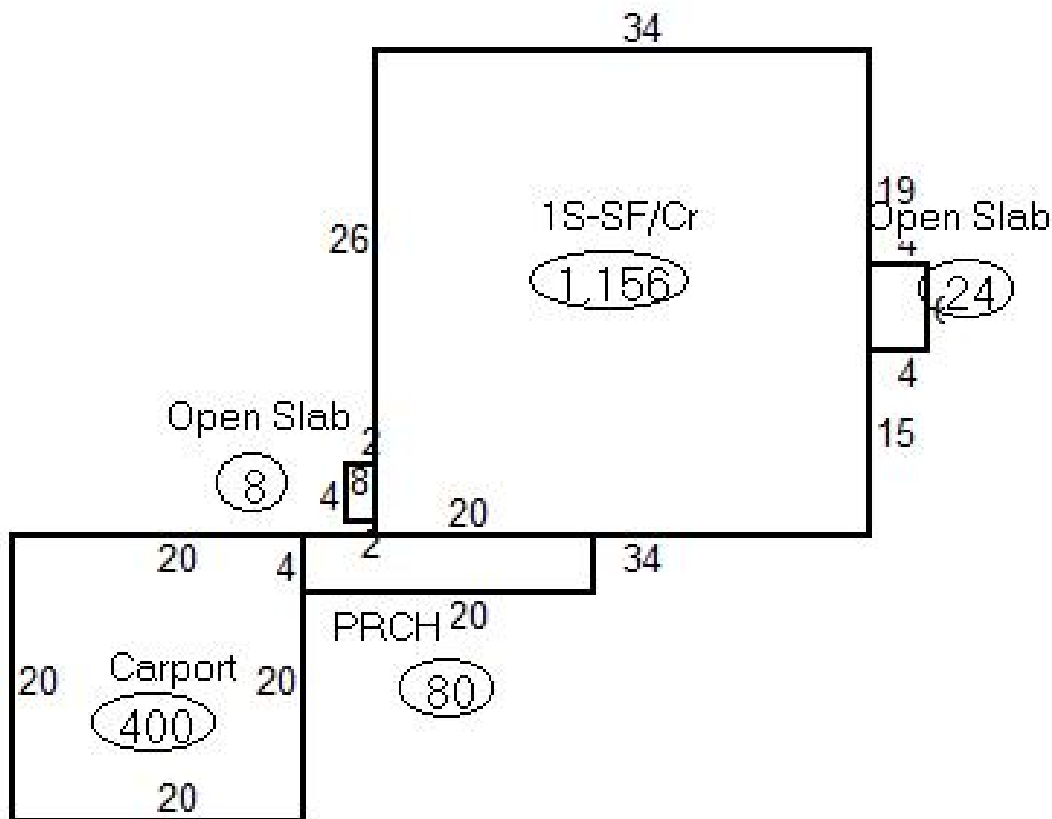
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Open Slab	8	1.000	8
2	M	PATO		20	Open Slab	24	1.000	24
3	R	1	Crawl	20	1S-SF/Cr	1,156	1.000	1,156
4	M	PRCH		20	PRCH	80	1.000	80
5	G	3		20	Carport	400	1.000	400
Total Building Area						1,156		1,156



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	30x20x8		Formed Metal	600
	Qual	3	Cond 3	Year 2015	Eff Age 11	
		Valuation Summary	Modifier Total	RCN	Depr (44% Phys/ % Func)	RCNLD
		Base Cost (17.31 x 600)	10,386	10,386	4,570	5,816