



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	300005368													
Parcel ID	1070-00-172-022-0-001-00													
Cadastral ID	1070-172-022-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	2											
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14687													
SNIDER, JOANNIE & GREG SNIDER														
P O BOX 192 BUFFALO OK 73834-0000														
Parcel Location														
Situs	00204 NE FOURTH ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0022 / 0172	Parcel Size	2 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG\MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.83593910 -99.63050399														
MILLER'S ADD. BLOCK 172 LOTS 22-24														
HOUSE 2/23/2024														
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					
					502/831	JOB, CECIL & FERN	10/05/1994	3,500	Q					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	1,763	1,763	12%	212	Assessed	2,979	234.57					
Year Frozen		Improvements	26,789	23,060	2,767	Penalty	0							
Uncapped Value	0	Mobile Home	0	0	0	Exemption	0	0.00						
TIF Project ID	0	Total Value	28,552	24,823	2,979	Total Taxable	2,979	235.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005368	SNIDER, JOANNIE &	201	28,552	0	2,837	223.00							
2024	2024-300005368	SNIDER, JOANNIE &	201	30,372	0	2,702	220.00							
2023	2023-300005368	SNIDER, JOANNIE &	201	28,338	0	2,574	213.00							
2022	2022-300005368	SNIDER, JOANNIE &	201	20,423	0	2,451	202.00							
2021	2021-300005368	SNIDER, JOANNIE &	201	20,647	0	2,478	205.00							
2020	2020-300005368	SNIDER, JOANNIE &	201	20,033	0	2,404	198.00							
2019	2019-0005368	SNIDER, JOANNIE &	201	20,033		2,290	190.00							
2018	2018-0005368	SNIDER, JOANNIE &	201	20,033		2,181	181.00							
2017	2017-0005368	SNIDER, JOANNIE &	201	20,033		2,077	173.00							
2016	2016-0005368	SNIDER, JOANNIE &	201	20,033		1,978	168.00							
2015	2015-0005368	SNIDER, JOANNIE &	201	20,099		1,885	150.00							
2014	2014-0005368	SNIDER, JOANNIE &	201	20,099		1,795	144.00							
2013	2013-0005368	SNIDER, JOANNIE &	201	19,855		1,710	136.00							



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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	1763	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	5,876.00 x .30 = 1,763	
Factor Value		
Adjustments		
Lot Value	1,763	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	858 / 858
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	858
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	168 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	
Adusted 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	95.65	Total Misc Impr	+ 508
Roofing Adj	+ 4.63	Garage Cost	+ 1,408
Subfloor Adj	+ -2.16	Total RCN	= 101,719
Heat/Cool Adj	+ 10.77	Depreciation (74%)	- 75,272
Plumbing Adj	+ 7.43	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 26,447
Adj Base Cost	= 116.32	Lot Value	+ 1,763
Total Area	x 858	Indicated Value	= 28,210
Adjusted Cost	= 99,803	Value Per SqFt	32.88

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	26,447		
Lot Value	1,763		
Indicated Value	28,210	32.88	Per SqFt
Agland Value			
Site Improvements	467		
Total Value	28,677	33.42	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	3248	6x6		36	9.78		352
PATO	Slab Porch - Open	3249	4x4		16	9.78		156



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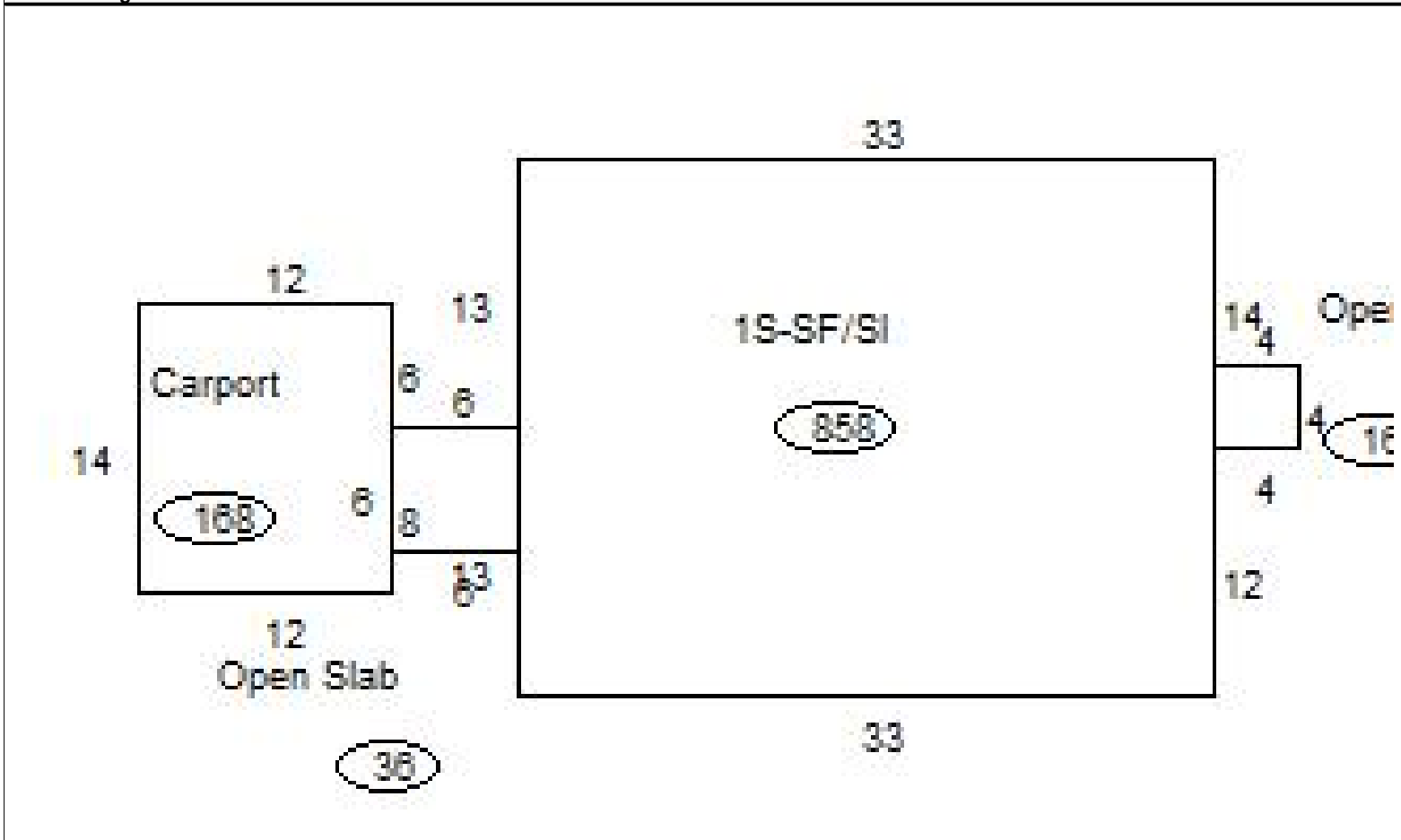
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	3		20	Carport	168	1.000	168
2	M	PATO		20	Open Slab	36	1.000	36
3	M	PATO		20	Open Slab	16	1.000	16
4	R	1	Slab	20	1S-SF/SI	858	1.000	858
Total Building Area						858		858



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Wood	12x10x6	Dirt	Galvanized Metal	120
	Qual	3	Cond 3	Year 1965	Eff Age 61	
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ 0% Func)	RCNLD
		Base Cost (19.45 x 120)	2,334		2,334	1,867
						467