




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 300005382 Parcel ID 1070-00-174-021-0-001-00 Cadastral ID 1070-174-021-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 2 Tax Area 201 - 4T-BUFFALO-C Name ID 14698 MITCHELL, KERRY B. & WILLNETA K. MITCHELL P O BOX 931 BUFFALO OK 73834-0000 Parcel Location Situs 00203 NE FIFTH ST Subdivision MILLER'S ADDN Lot/Block 0021 / 0174 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					 <p>1070-00-174-021-0-001-00 02/22/24</p>																																		
HOUSE										2/23/2024																													
Legal Description					Building Permits																																		
MILLER'S ADD. BLOCK 174 LOTS 21-23 BOOK 596 PAGE 013					<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																									
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Parcel Valuation																																							
Source		REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																														
Remove Cap			1,763	1,763	12%	212	Assessed	3,090	243.31																														
Year Frozen			27,874	23,984		2,878	Penalty	0																															
Uncapped Value		0	0	0		0	Exemption	1,000	-78.00																														
TIF Project ID		0	29,637	25,747		3,090	Total Taxable	2,090	165.00																														
Assessment History																																							
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																														
2025	2025-300005382	MITCHELL, KERRY B. &			201	29,637	1000	2,001	158.00																														
2024	2024-300005382	MITCHELL, KERRY B. &			201	30,245	1000	1,913	156.00																														
2023	2023-300005382	MITCHELL, KERRY B. &			201	29,088	1000	1,828	151.00																														
2022	2022-300005382	MITCHELL, KERRY B. &			201	24,586	1000	1,746	144.00																														
2021	2021-300005382	MITCHELL, KERRY B. AND			201	24,931	1000	1,666	138.00																														
2020	2020-300005382	MITCHELL, KERRY B. AND			201	25,106	1000	1,588	131.00																														
2019	2019-0005382	MITCHELL, KERRY B. AND			201	25,106		1,513	125.00																														
2018	2018-0005382	MITCHELL, KERRY B. AND			201	25,106		1,440	119.00																														
2017	2017-0005382	MITCHELL, KERRY B. AND			201	25,106		1,369	114.00																														
2016	2016-0005382	MITCHELL, KERRY B. AND			201	23,538		1,177	100.00																														
2015	2015-0005382	MITCHELL, KERRY B. AND			201	23,590		1,114	88.00																														
2014	2014-0005382	MITCHELL, KERRY B. AND			201	23,590		1,051	84.00																														
2013	2013-0005382	MITCHELL, KERRY B. AND			201	23,411		992	79.00																														




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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	3.2 - Average
Quality	3.2 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	972 / 972
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	
Remodel	
Year/Eff Age	1940 / 83

HOUSE 2/23/2024

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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	25,331		
Lot Value	1,763		
Indicated Value	27,094	27.87	Per SqFt
Agland Value			
Site Improvements	2,558		
Total Value	29,652	30.51	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	94.10	Total Misc Impr	+ 1,283
Roofing Adj	+ 4.71	Garage Cost	+ 115,143
Subfloor Adj	+ 0.00	Total RCN	= 89,812
Heat/Cool Adj	+ 11.39	Depreciation (78%)	- 0
Plumbing Adj	+ 6.94	Lump Sums	+ 25,331
Basement Adj	+ 0.00	RCNLD	= 1,763
Adj Base Cost	= 117.14	Lot Value	+ 27,094
Total Area	x 972	Indicated Value	= 27,87
Adjusted Cost	= 113,860	Value Per SqFt	

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	3292	5x4		20	10.27		205
WODO	Wood Deck - Open	3293	8x5		40	26.96		1,078



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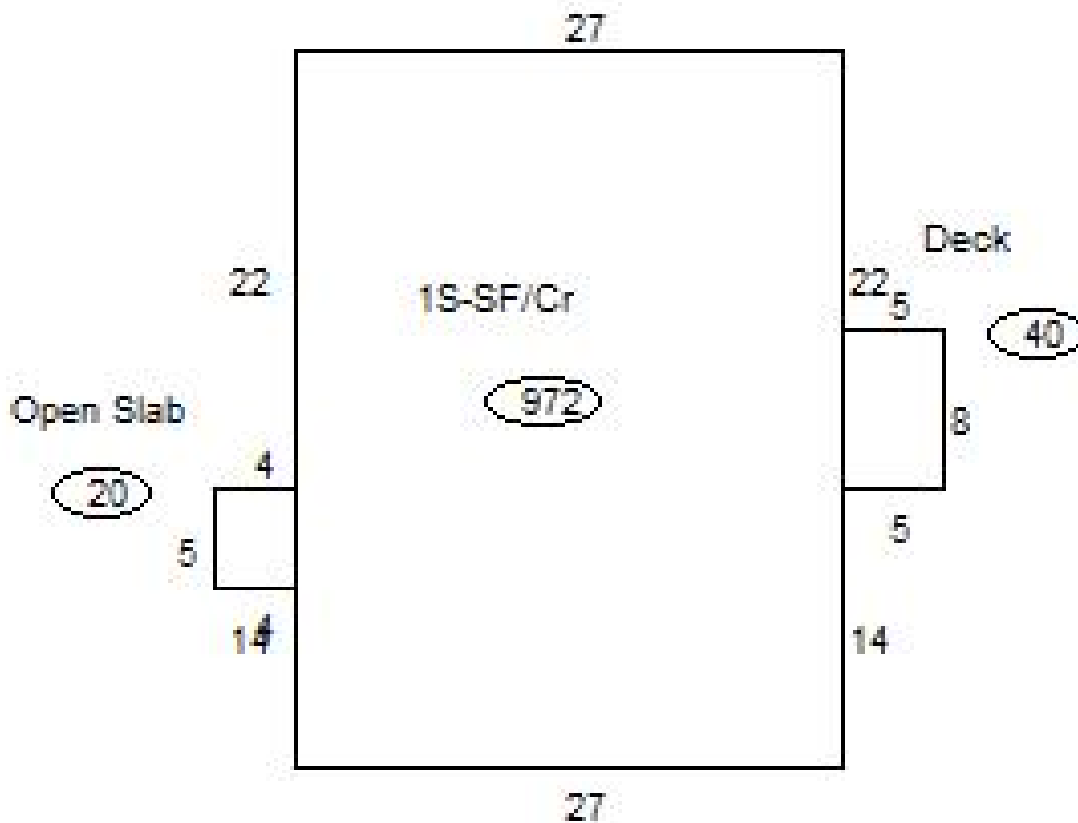
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Sketch Image

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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	20	1.000	20
2	M	WODO		20	Deck	40	1.000	40
3	R	1	Crawl	20	1S-SF/Cr	972	1.000	972
Total Building Area						972		972



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPDT	Carport - Detached	20x18x8		Formed Metal	360	
	Qual	3	Cond 3	Year 2017	Eff Age 9		
	Valuation Summary		Modifier Total		RCN	Depr (45% Phys/ % Func)	RCNLD
	Base Cost (8.04 x 360)		2,894		2,894	1,302	1,592
	PACN	Paving - Concrete	31x19x0			589	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.15 x 589)		2,444		2,444	1,955	489
	SHDS	Yard Shed - Wood	10x10x6		Composition Shingle	100	
	Qual	3	Cond 3	Year 1960	Eff Age 66		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ 0% Func)	RCNLD
	Base Cost (23.83 x 100)		2,383		2,383	1,906	477