



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 300005385 Parcel ID 1070-00-185-001-0-001-00 Cadastral ID 1070-185-001-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 2 Tax Area 201 - 4T-BUFFALO-C Name ID 14701 CARSON, KRYSTAL P.O. BOX 584 BUFFALO OK 73834-0000 Parcel Location Situs 00321 NE FIFTH ST Subdivision MILLER'S ADDN Lot/Block 0001 / 0185 Parcel Size 4 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO	 <p>1070-00-185-001-0-001-00 02/22/24</p> <p>HOUSE 3/4/2024</p>																				
Legal Description Lat/Long: 36.83846700 -99.62900466 MILLERS ADD BLOCK 185 LOTS 1-3-5-7	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															
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Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Code	Type	Active	Maximum	Exemption						Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>739/219</td> <td>MCVICKER, JOE</td> <td>08/27/2018</td> <td>65,000</td> <td>21</td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code	739/219	MCVICKER, JOE	08/27/2018	65,000	21
Code	Type	Active	Maximum	Exemption																	
Bk/Pg	Grantor	Date	Price	Code																	
739/219	MCVICKER, JOE	08/27/2018	65,000	21																	

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	
Remove Cap		Land Value 3,525	3,525	12%	423	Assessed	5,716	450.08	
Year Frozen		Improvements 44,422	44,108		5,293	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value 47,947	47,633		5,716	Total Taxable	5,716	450.00	

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-300005385	CARSON, KRYSTAL	201	47,947	0	5,444	429.00	
2024	2024-300005385	CARSON, KRYSTAL	201	51,059	0	5,185	422.00	
2023	2023-300005385	CARSON, KRYSTAL	201	46,628	0	4,938	408.00	
2022	2022-300005385	CARSON, KRYSTAL	201	39,189	0	4,703	387.00	
2021	2021-300005385	CARSON, KRYSTAL	201	40,224	0	4,559	376.00	
2020	2020-300005385	CARSON, KRYSTAL	201	39,512	0	4,342	357.00	
2019	2019-0005385	CARSON, KRYSTAL	201	39,512		4,136	343.00	
2018	2018-0005385	CARSON, KRYSTAL	201	39,512		3,938	327.00	
2017	2017-0005385	MCVICKER, JOE	201	39,512		3,751	312.00	
2016	2016-0005385	MCVICKER, JOE	201	39,512		3,573	304.00	
2015	2015-0005385	MCVICKER, JOE	201	39,658		3,402	270.00	
2014	2014-0005385	MCVICKER, JOE	201	39,658		3,240	260.00	
2013	2013-0005385	MCVICKER, JOE	201	46,771		3,087	246.00	



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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	100 x 117.5	
Lot Count		
Units Buildable	3525	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	11,750.00 x .30 = 3,525	
Factor Value		
Adjustments		
Lot Value	3,525	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,220 / 1,220
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	896 Total, 896 Partition
Garage Type	392 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1960 / 66

HOUSE	3/4/2024
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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	73.68	Total Misc Impr	+ 5,616
Roofing Adj	+ 3.39	Garage Cost	+ 8,344
Subfloor Adj	+ 1.96	Total RCN	= 157,798
Heat/Cool Adj	+ 8.78	Depreciation (72%)	- 113,614
Plumbing Adj	+ 6.55	Lump Sums	+ 0
Basement Adj	+ 23.54	RCNLD	= 44,184
Adj Base Cost	= 117.90	Lot Value	+ 3,525
Total Area	x 1,220	Indicated Value	= 47,709
Adjusted Cost	= 143,838	Value Per SqFt	39.11

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	44,184		
Lot Value	3,525		
Indicated Value	47,709	39.11	Per SqFt
Agland Value			
Site Improvements			
Total Value	47,709	39.11	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	3303	18x10		180	31.20		5,616



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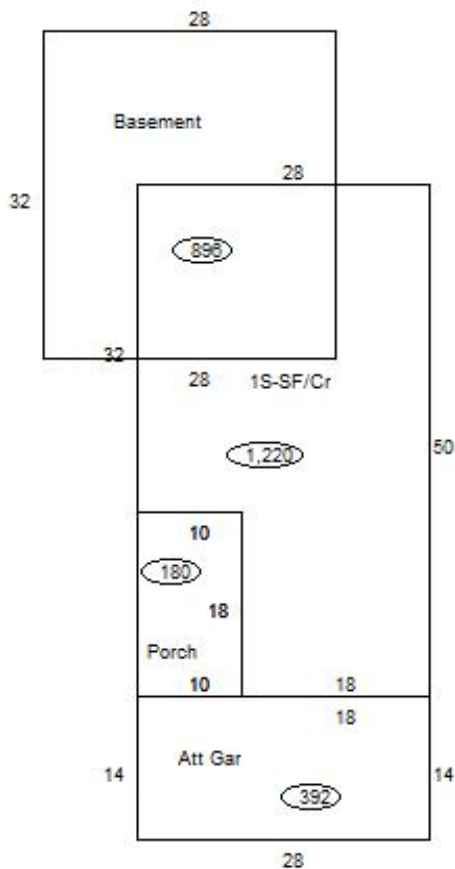
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Sketch Image

300005385



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	180	1.000	180
2	G	1		20	Att Gar	392	1.000	392
3	R	1	Crawl	20	1S-SF/Cr	1,220	1.000	1,220
4	B			20	Basement	896	1.000	896
Total Building Area						1,220		1,220