



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:06:09  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300005389 <b>Parcel ID</b> 1070-00-185-017-0-001-00 <b>Cadastral ID</b> 1070-185-017-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 2 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 14296 RFH FAMILY PROPERTIES, INC.  116 EAST MAIN WOODWARD OK 73801-0000  <b>Parcel Location</b> <b>Situs</b> 00503 E MCMINN ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0017 / 0185 <b>Parcel Size</b> 4 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO					<p>1070-00-185-017-0-001-00 02/22/24</p>																																																																																																																				
HOUSE										3/4/2024																																																																																																															
<b>Legal Description</b> Lat/Long: 36.83693573 -99.62860281					<b>Building Permits</b> <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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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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	3.2 - Average
Quality	3.2 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	987 / 987
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1930 / 92

HOUSE	3/4/2024
-------	----------

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	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	24,088		
Lot Value	3,525		
Indicated Value	27,613	27.98	Per SqFt
Agland Value			
Site Improvements	10,247		
Total Value	37,860	38.36	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	95.72	Total Misc Impr	+ 1,050
Roofing Adj	+ 5.49	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 109,492
Heat/Cool Adj	+ 1.83	Depreciation ( 78%)	- 85,404
Plumbing Adj	+ 6.83	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 24,088
Adj Base Cost	= 109.87	Lot Value	+ 3,525
Total Area	x 987	Indicated Value	= 27,613
Adjusted Cost	= 108,442	Value Per SqFt	27.98

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
RSPC	Raised Slab Porch - Covered	11647	5x5		25	41.99	1,050



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Assessment Property Record Card for Tax Year 2026

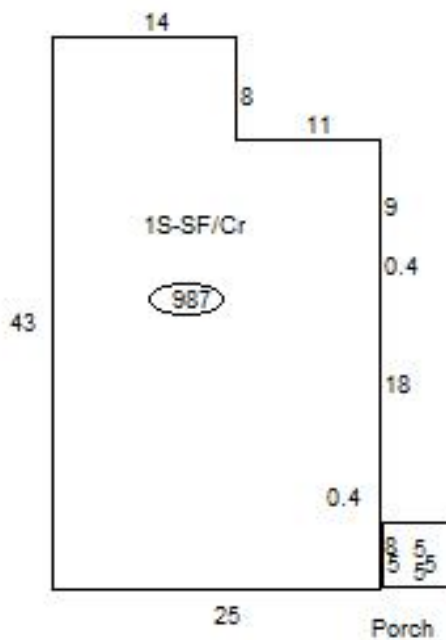
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Sketch Image

300005389

MH ON RECORD 2



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	987	1.000	987
2	M	RSPC		20	Porch	25	1.000	25
3	N	0		20	MH ON RECORD 2		0.000	
<b>Total Building Area</b>						987		987



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Metal	10x15x8	Base	Galvanized Metal	150
	<b>Qual</b> 2	<b>Cond</b> 3	<b>Year</b> 2000	<b>Eff Age</b> 26		

Valuation Summary	Modifier Total	RCN	Depr (70% Phys/ 0% Func)	RCNLD
Base Cost (16.24 x 150) 2,436			2,436 1,705	731



PACN	Paving - Concrete	18x10x0	Concrete		180
<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 1998	<b>Eff Age</b> 28		

Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (5.92 x 180) 1,066			1,066 853	213



GRDT	Garage - Detached	30x22x8	Concrete	Galvanized Metal	660
<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 1995	<b>Eff Age</b> 31		

Valuation Summary	Modifier Total	RCN	Depr (58% Phys/ 0% Func)	RCNLD
Base Cost (33.56 x 660) 22,150			22,150 12,847	9,303



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<b>Lot Data</b>	<b>Primary Image</b>
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities  Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	6 Mobile Home 53 x 12
Condition	3 - Average
Quality	3 - Average
Architecture	SWMH Singlewide MH
Style	100% Single Wide
Exterior Wall	100% Aluminum Sheet
Base/Total Area	636 / 636
Style	100% Single Wide
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	1970 / 56

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	55.77	Total Misc Impr	+ 1,232
Roofing Adj	+ 2.67	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 47,997
Heat/Cool Adj	+ 5.81	Depreciation ( 80%)	- 38,398
Plumbing Adj	+ 9.28	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 9,599
Adj Base Cost	= 73.53	Lot Value	+ 0
Total Area	x 636	Indicated Value	= 9,599
Adjusted Cost	= 46,765	Value Per SqFt	15.09

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	9,599
Lot Value	
Indicated Value	9,599
Agland Value	15.09 Per SqFt
Site Improvements	
Total Value	9,599
	15.09 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	11649	15x6		90	13.69		1,232



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Sketch Image

300005389

SW-MH-MobH/Cr

636

53

12

6

Covered Slab

15 15

90

53 6

Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13	Crawl	20	SW-MH-MobH/Cr	636	1.000	636
2	M	PRCH		20	Covered Slab	90	1.000	90
<b>Total Building Area</b>						636		636