



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 300005390 Parcel ID 1070-00-185-018-0-001-00 Cadastral ID 1070-185-018-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 2 Tax Area 201 - 4T-BUFFALO-C Name ID 14704 LEMONS, CLAUDIA C. PO BOX 86 BUFFALO OK 73834-0000 Parcel Location Situs 00304 NE SIXTH ST Subdivision MILLER'S ADDN Lot/Block 0018 / 0185 Parcel Size 4 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					<p>1070-00-185-018-0-001-00 02/22/24</p>																								
HOUSE										3/4/2024																			
Legal Description					Building Permits																								
MILLERS ADD BLOCK 185 LOTS 18-20-22-24 Claudia deceased 3/22/2024					<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					Sale History																								
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Code	Type	Active	Maximum	Exemption																									
H	Homestead	No	1,000																										
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	3,525	3,525	12%	423	Assessed	6,806	535.90																			
Year Frozen			Improvements	62,446	53,188		6,383	Penalty	0																				
Uncapped Value		0	Mobile Home	0	0		0	Exemption	0	0.00																			
TIF Project ID		0	Total Value	65,971	56,713		6,806	Total Taxable	6,806	536.00																			
Assessment History																													
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																				
2025	2025-300005390	LEMONS, CLAUDIA C.			201	65,971	0	6,482	510.00																				
2024	2024-300005390	LEMONS, CLAUDIA C.			201	60,551	1000	5,173	421.00																				
2023	2023-300005390	LEMONS, CLAUDIA C.			201	57,080	1000	4,993	413.00																				
2022	2022-300005390	LEMONS, CLAUDIA C.			201	53,719	1000	4,819	396.00																				
2021	2021-300005390	LEMONS, CLAUDIA C.			201	54,844	1000	4,649	384.00																				
2020	2020-300005390	LEMONS, CLAUDIA C.			201	54,765	1000	4,485	369.00																				
2019	2019-0005390	LEMONS, CLAUDIA C.			201	54,765		4,326	359.00																				
2018	2018-0005390	LEMONS, CLAUDIA C.			201	54,765		4,171	346.00																				
2017	2017-0005390	LEMONS, CLAUDIA C.			201	54,765		4,019	334.00																				
2016	2016-0005390	LEMONS, CLAUDIA C.			201	54,765		3,874	330.00																				
2015	2015-0005390	LEMONS, CLAUDIA C.			201	54,970		3,731	296.00																				
2014	2014-0005390	LEMONS, CLAUDIA C.			201	54,970		3,594	288.00																				
2013	2013-0005390	LEMONS, CLAUDIA C.			201	63,082		3,460	276.00																				




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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	2.8 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,383 / 1,383
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	3 / 2.0 /
Basement Area	
Garage Type	1,008 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1960 / 66

HOUSE 3/4/2024

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	60,941		
Lot Value	3,525		
Indicated Value	64,466	46.61	Per SqFt
Agland Value			
Site Improvements			
Total Value	64,466	46.61	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	90.44	Total Misc Impr	+ 4,908
Roofing Adj	+ 3.90	Garage Cost	+ 30,750
Subfloor Adj	+ 0.39	Total RCN	= 190,443
Heat/Cool Adj	+ 10.37	Depreciation (68%)	- 129,502
Plumbing Adj	+ 6.82	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 60,941
Adj Base Cost	= 111.92	Lot Value	+ 3,525
Total Area	x 1,383	Indicated Value	= 64,466
Adjusted Cost	= 154,785	Value Per SqFt	46.61

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Patio - Open	3321	336		336	7.31		2,456
RSPC	Raised Slab Porch - Covered	3323	9x7		63	38.92		2,452



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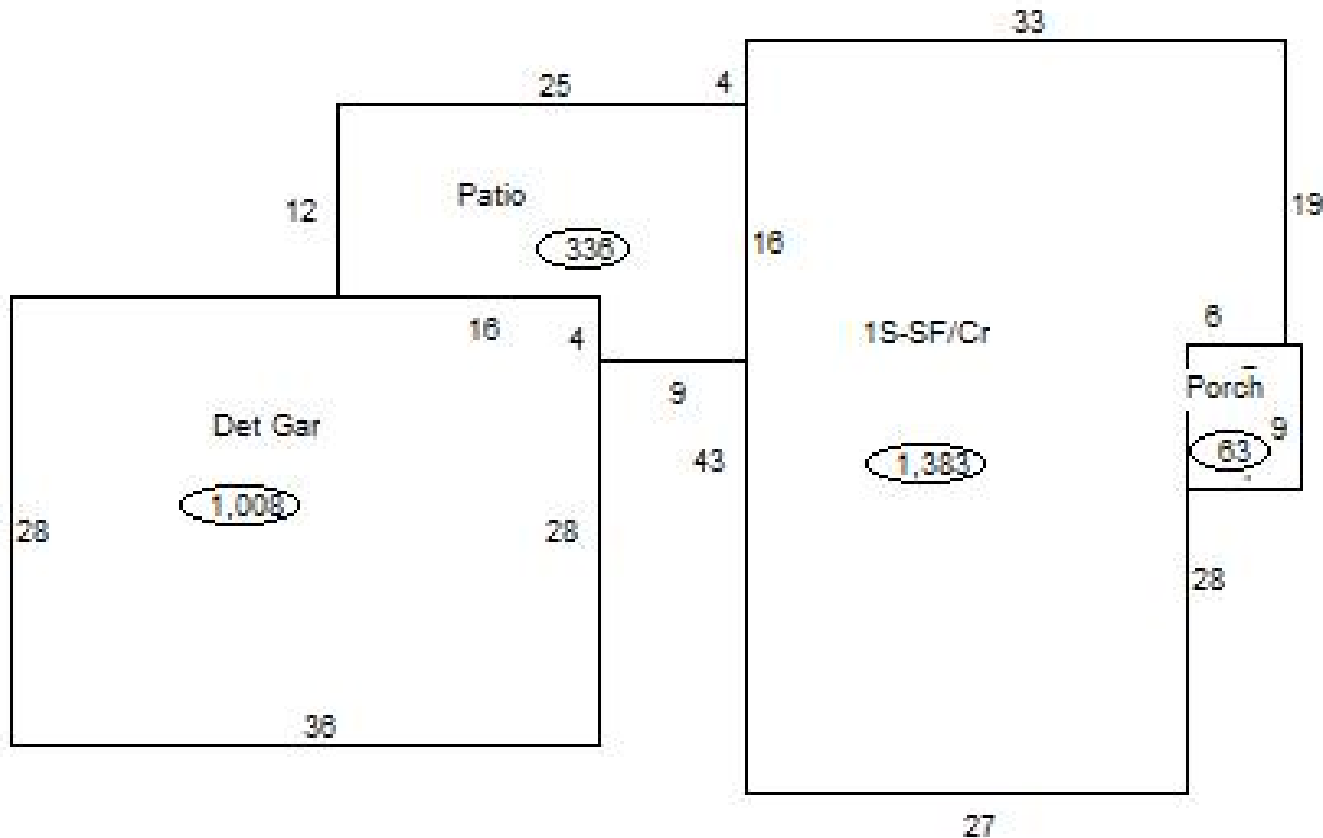
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Sketch Image

300005390



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,383	1.000	1,383
2	M	PATO		20	Patio	336	1.000	336
3	G	2		20	Det Gar	1,008	1.000	1,008
4	M	RSPC		20	Porch	63	1.000	63
Total Building Area						1,383		1,383