




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:06:11
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Assessment Data				Primary Image																																																																																																																																																																
Account 300005391 Parcel ID 1070-00-186-001-0-001-00 Cadastral ID 1070-186-001-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 2 Tax Area 201 - 4T-BUFFALO-C Name ID 14705 DENTON, OWEN P O BOX 902 BUFFALO OK 73834-0000 Parcel Location Situs 00321 NE FOURTH ST Subdivision MILLER'S ADDN Lot/Block 0001 / 0186 Parcel Size 4 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO				 <p>1070-00-186-001-0-001-00 02/22/24</p>																																																																																																																																																																
HOUSE								3/4/2024																																																																																																																																																												
Legal Description Lat/Long: 36.83841848 -99.62739990 MILLERS ADD BLOCK 186 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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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	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,203 / 1,203
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	1943 / 83

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	28,530		
Lot Value	3,525		
Indicated Value	32,055	26.65	Per SqFt
Agland Value			
Site Improvements	3,428		
Total Value	35,483	29.50	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	89.79	Total Misc Impr	+ 10,284
Roofing Adj	+ 4.18	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 142,650
Heat/Cool Adj	+ 10.77	Depreciation (80%)	- 114,120
Plumbing Adj	+ 5.30	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 28,530
Adj Base Cost	= 110.03	Lot Value	+ 3,525
Total Area	x 1,203	Indicated Value	= 32,055
Adjusted Cost	= 132,366	Value Per SqFt	26.65

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	3324	25x8		200	15.74		3,148
EPSW	Enclosed Porch - Solid Wall	3325	15x8		120	59.47		7,136



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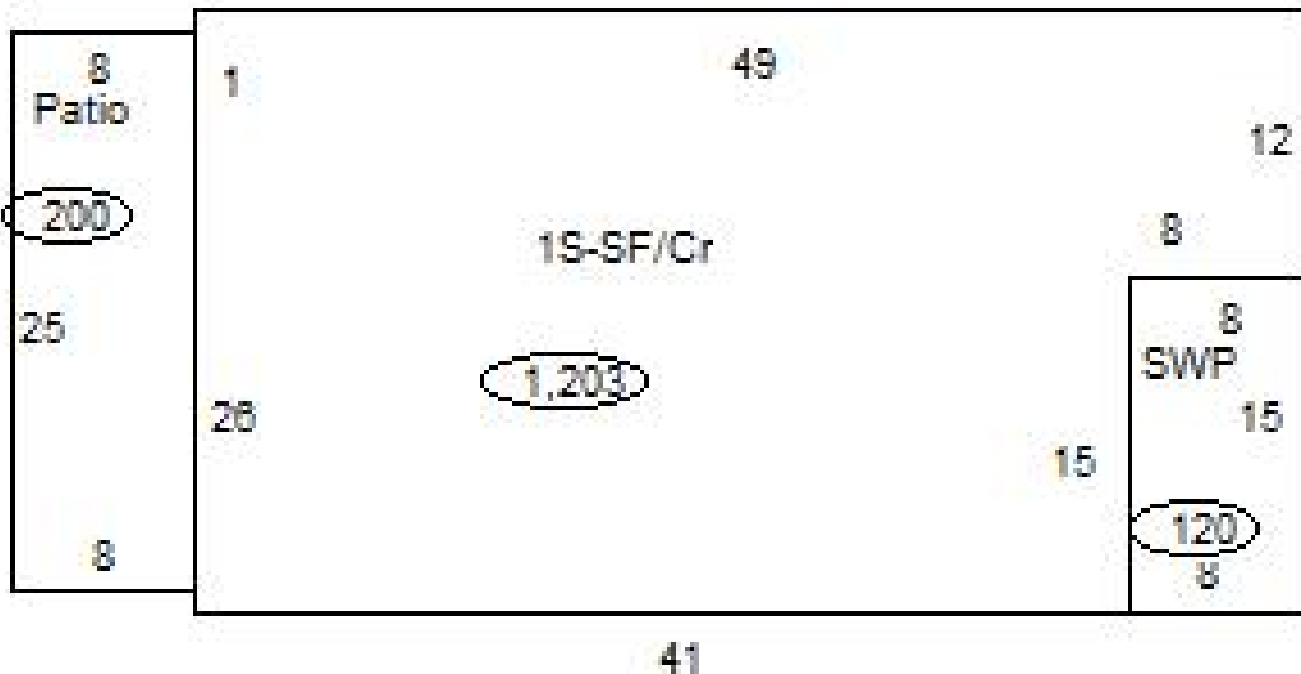
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Sketch Image

300005391



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATC		20	Patio	200	1.000	200
2	M	EPSW		20	SWP	120	1.000	120
3	R	1	Crawl	20	1S-SF/Cr	1,203	1.000	1,203
Total Building Area						1,203		1,203



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Wood	12x10x8	Base	Composition Shingle	120
	Qual	3	Cond 3	Year 2018	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ 0% Func)	RCNLD
	Base Cost (22.67 x 120)		2,720	2,720	1,006	1,714
	SHDS	Yard Shed - Wood	12x10x8	Base	Composition Shingle	120
	Qual	3	Cond 3	Year 2018	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ 0% Func)	RCNLD
	Base Cost (22.67 x 120)		2,720	2,720	1,006	1,714