



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
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Assessment Data					Primary Image																																																																																																																				
Account 300005412 Parcel ID 1070-00-190-018-0-001-00 Cadastral ID 1070-190-018-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 2 Tax Area 201 - 4T-BUFFALO-C Name ID 24379 LEONARD, BRUCE V. PO BOX 552 BUFFALO OK 73834 Parcel Location Situs 00310 E MCMINN ST Subdivision MILLER'S ADDN Lot/Block 0018 / 0190 Parcel Size 4 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					<p>1070-00-190-018-0-001-00 02/22/24</p>																																																																																																																				
HOUSE 3/4/2024																																																																																																																									
Legal Description Lat/Long: 36.83694253 -99.63087324 MILLER'S ADD. BLOCK 190 LOTS 18-20-22-24 BOOK 753 PAGE 181 513 PAGE 699					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 135	
Lot Count		
Units Buildable	4050	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	13,500.00 x .30 = 4,050	
Factor Value		
Adjustments		
Lot Value	4,050	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,479 / 1,479
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	638 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1965 / 61

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	83.38	Total Misc Impr	+ 1,448
Roofing Adj	+ 3.98	Garage Cost	+ 16,470
Subfloor Adj	+ 0.00	Total RCN	= 172,843
Heat/Cool Adj	+ 10.77	Depreciation (63%)	- 108,891
Plumbing Adj	+ 6.62	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 63,952
Adj Base Cost	= 104.75	Lot Value	+ 4,050
Total Area	x 1,479	Indicated Value	= 68,002
Adjusted Cost	= 154,925	Value Per SqFt	45.98

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	63,952		
Lot Value	4,050		
Indicated Value	68,002	45.98	Per SqFt
Agland Value			
Site Improvements	6,149		
Total Value	74,151	50.14	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	3360	4x4		16	9.78		156
RSPC	Raised Slab Porch - Covered	3362	8x4		32	40.38		1,292



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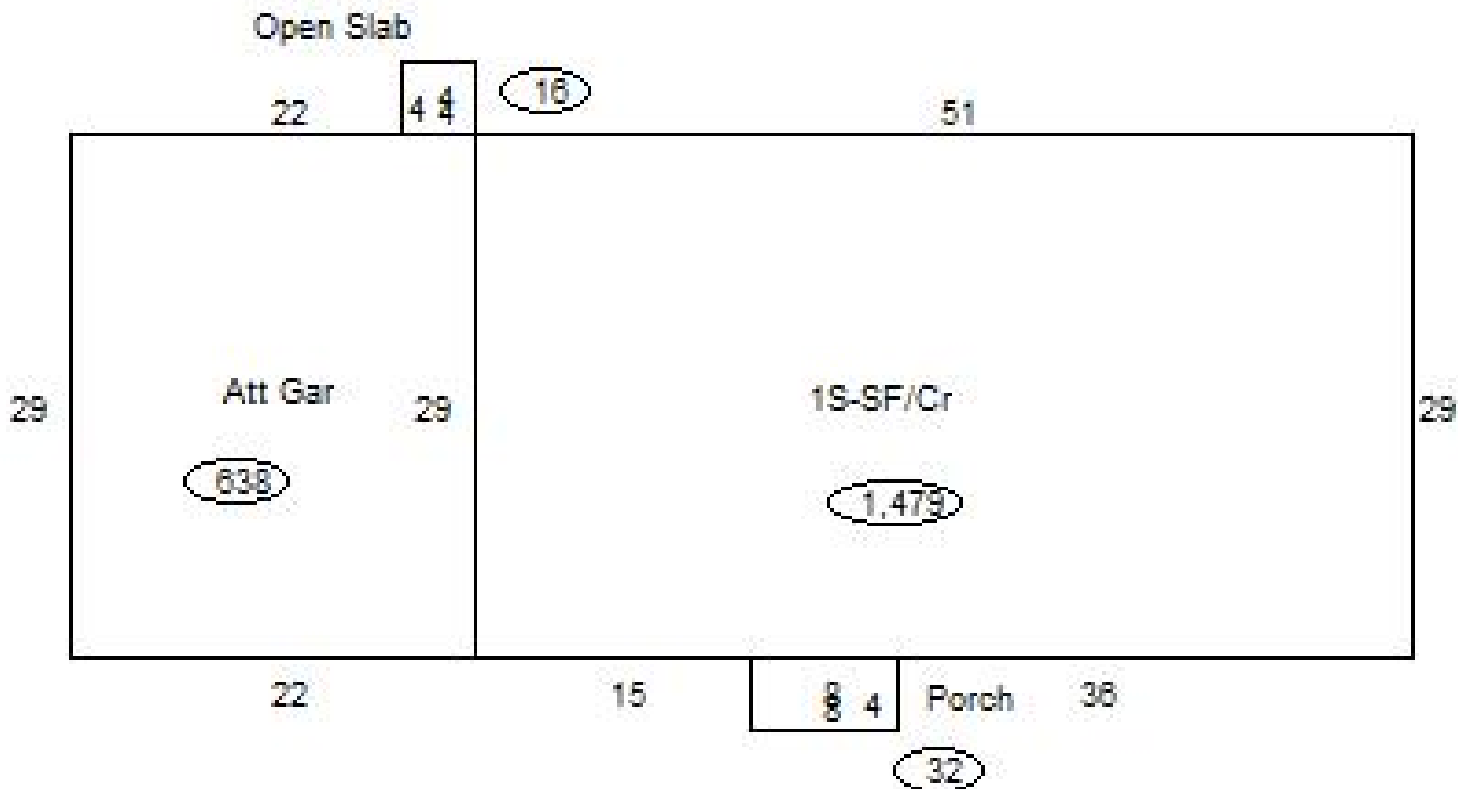
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Sketch Image

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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	16	1.000	16
2	G	1		20	Att Gar	638	1.000	638
3	M	RSPC		20	Porch	32	1.000	32
4	R	1	Crawl	20	1S-SF/Cr	1,479	1.000	1,479
Total Building Area						1,479		1,479



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Metal	10x10x8		Formed Metal	100
	Qual	3	Cond 3	Year 2024	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (24.13 x 100)		2,413	2,413	241	2,172
	SHDS	Shed - Small/ Green Wood Yard Shed	20x12x8	Concrete	Composition Roll	240
	Qual	3	Cond 3	Year 2023	Eff Age 3	
	Valuation Summary		Modifier Total	RCN	Depr (14% Phys/ % Func)	RCNLD
	Base Cost (19.27 x 240)		4,625	4,625	648	3,977