




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:06:34
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Assessment Data					Primary Image																																																																																																																				
Account 300005417 Parcel ID 1070-00-191-013-0-001-00 Cadastral ID 1070-191-013-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 201 - 4T-BUFFALO-C Name ID 14717 BAIRD, JERRY P O BOX 182 BUFFALO OK 73834-0000 Parcel Location Situs 00307 NW FIRST ST Subdivision MILLER'S ADDN Lot/Block 0013 / 0191 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO																																																																																																																									
Legal Description Lat/Long: 36.82965910 -99.62503132										HOUSE 2/11/2025																																																																																																															
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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	50 x 135	
Lot Count		
Units Buildable	2025	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	6,750.00 x .30 = 2,025	
Factor Value		
Adjustments		
Lot Value	2,025	

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	624 / 624
Style	100% One Story
HVAC	100% Floor Furnace
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	1940 / 95

HOUSE	2/11/2025
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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	106.41	Total Misc Impr	+ 244
Roofing Adj	+ 4.96	Garage Cost	+ 244
Subfloor Adj	+ 0.00	Total RCN	= 77,189
Heat/Cool Adj	+ 1.73	Depreciation (80%)	- 61,751
Plumbing Adj	+ 10.22	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 15,438
Adj Base Cost	= 123.31	Lot Value	+ 2,025
Total Area	x 624	Indicated Value	= 17,463
Adjusted Cost	= 76,945	Value Per SqFt	27.99

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	15,438		
Lot Value	2,025		
Indicated Value	17,463	27.99	Per SqFt
Agland Value			
Site Improvements			
Total Value	17,463	27.99	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	3377	3x3	1940	9	9.78		88
PATO	Slab Porch - Open	3378	4x4	1940	16	9.78		156



Harper

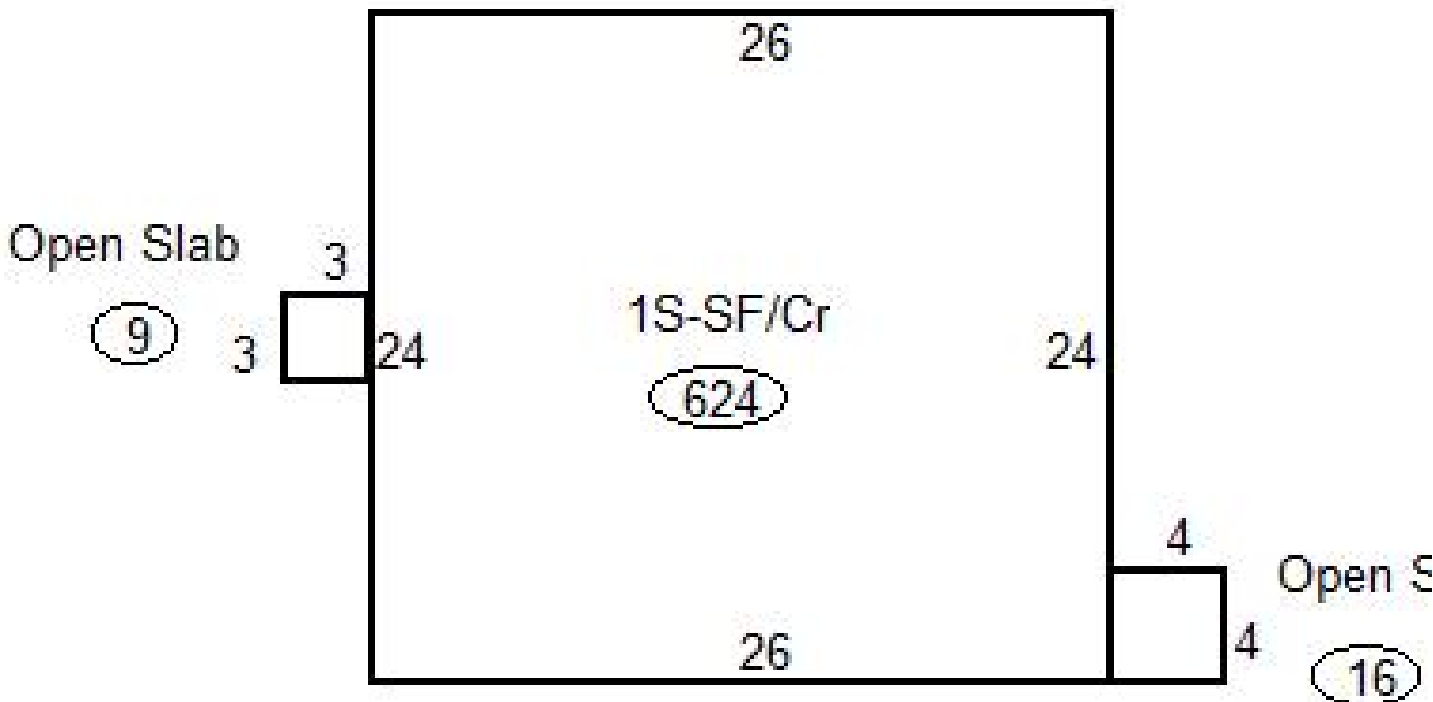
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Sketch Image

300005417



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		13	Open Slab	9	1.000	9
2	M	PATO		13	Open Slab	16	1.000	16
3	R	1	Crawl	13	1S-SF/Cr	624	1.000	624
Total Building Area						624		624