




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:06:36  
 Page 1

Assessment Data					Primary Image														
<b>Account</b> 300005420 <b>Parcel ID</b> 1070-00-191-017-0-001-00 <b>Cadastral ID</b> 1070-191-017-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 3 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 14717 BAIRD, JERRY  P O BOX 182 BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 00305 NW FIRST ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0017 / 0191 <b>Parcel Size</b> 2 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO																			
										HOUSE 2/11/2025									
<b>Legal Description</b> Lat/Long: 36.83104804 -99.62845235					<b>Building Permits</b>														
MILLER'S ADD. BLOCK 191 LOTS 17 & 19 BOOK 595 PAGE 551					<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					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	595/551	HOLDER, SCOTT	08/02/2004	27,500	MU										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	78.740	<b>Current Tax</b>										
Remove Cap		<b>Land Value</b>	2,025	2,025	12%	243	<b>Assessed</b>	5,959	469.21										
Year Frozen		<b>Improvements</b>	55,362	47,632		5,716	<b>Penalty</b>	0											
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-79.00										
TIF Project ID	0	<b>Total Value</b>	57,387	49,657		5,959	<b>Total Taxable</b>	4,959	390.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>	<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>												
2025	2025-300005420	BAIRD, JERRY	201	57,387	1000	4,785	377.00												
2024	2024-300005420	BAIRD, JERRY	201	62,238	1000	4,617	376.00												
2023	2023-300005420	BAIRD, JERRY	201	51,296	1000	4,453	368.00												
2022	2022-300005420	BAIRD, JERRY	201	44,121	1000	4,295	353.00												
2021	2021-300005420	BAIRD, JERRY	201	44,570	1000	4,348	359.00												
2020	2020-300005420	BAIRD, JERRY	201	44,570	1000	4,221	347.00												
2019	2019-0005420	BAIRD, JERRY	201	44,570		4,069	337.00												
2018	2018-0005420	BAIRD, JERRY	201	44,570		3,922	325.00												
2017	2017-0005420	BAIRD, JERRY	201	44,570		3,778	314.00												
2016	2016-0005420	BAIRD, JERRY	201	44,570		3,639	310.00												
2015	2015-0005420	BAIRD, JERRY	201	44,706		3,504	278.00												
2014	2014-0005420	BAIRD, JERRY	201	44,706		3,373	270.00												
2013	2013-0005420	BAIRD, JERRY	201	46,100		3,245	258.00												



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:06:36  
 Page 2

Lot Data		Square-Foot - BUFFALO ORIGMILLERS
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	



HOUSE 2/11/2025

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,194 / 1,194
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	648 Total, 648 Partition
Garage Type	520 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1940 / 78

### 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	87.98	Total Misc Impr	+ 577
Roofing Adj	+ 4.19	Garage Cost	+ 18,281
Subfloor Adj	+ 0.00	Total RCN	= 173,624
Heat/Cool Adj	+ 10.77	Depreciation ( 75%)	- 130,218
Plumbing Adj	+ 5.34	Lump Sums	+ 0
Basement Adj	+ 21.34	RCNLD	= 43,406
Adj Base Cost	= 129.62	Lot Value	+ 2,025
Total Area	x 1,194	Indicated Value	= 45,431
Adjusted Cost	= 154,766	Value Per SqFt	38.05

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	43,406		
Lot Value	2,025		
Indicated Value	45,431	38.05	Per SqFt
Agland Value			
Site Improvements	13,120		
Total Value	58,551	49.04	Total Value Per SqFt

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	3381	6x4	1940	24	9.78		235
PATO	Slab Porch - Open	3383	7x5	1940	35	9.78		342



Harper

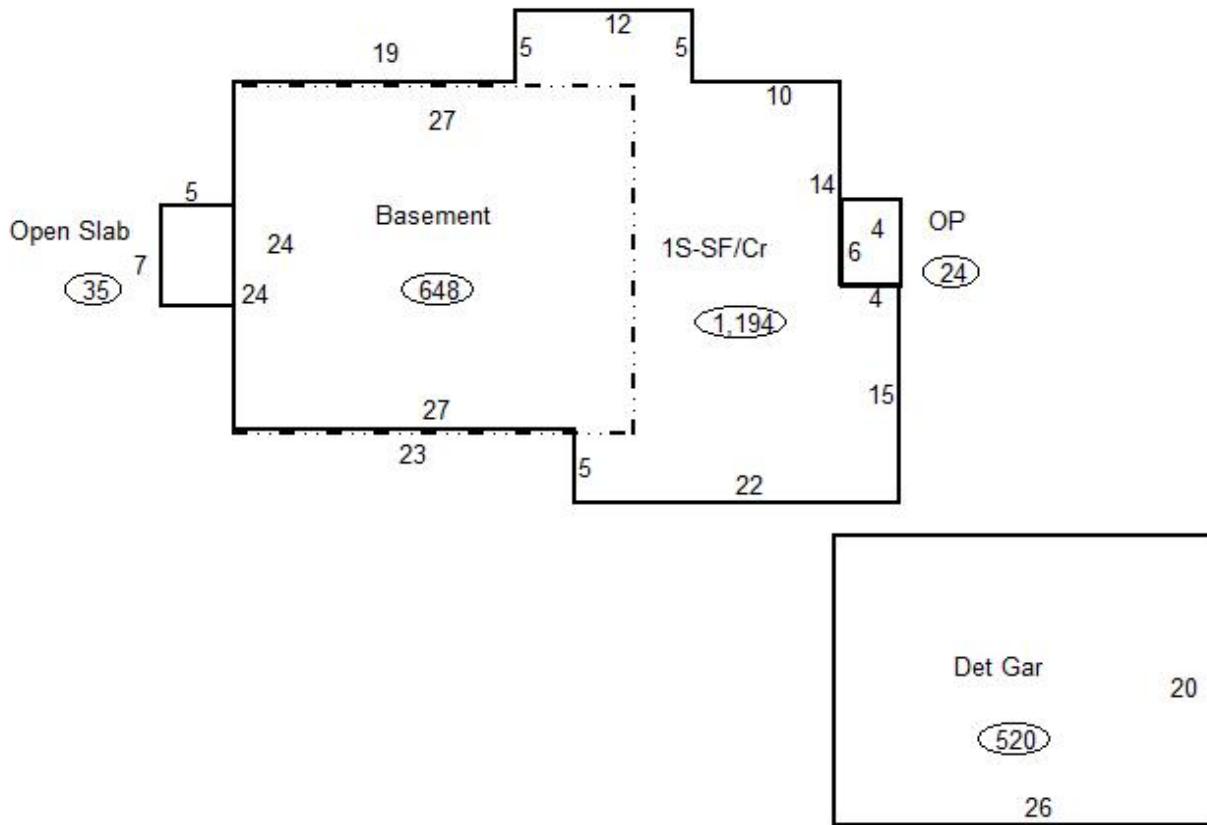
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:06:36  
 Page 3

Sketch Image

300005420



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		13	OP	24	1.000	24
2	B			13	Basement	648	1.000	648
3	M	PATO		13	Open Slab	35	1.000	35
4	G	2		13	Det Gar	520	1.000	520
5	R	1	Crawl	13	1S-SF/Cr	1,194	1.000	1,194
<b>Total Building Area</b>						1,194		1,194



# Harper


## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:06:36  
Page 4

300005420

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Bldg	30x36x10	Dirt	Formed Metal	1,080
	Qual	3.25	Cond 3.25	Year 2005	Eff Age 20	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (23.82 x 1,080)	25,726	25,726	12,606	13,120