



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:06:45
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Assessment Data					Primary Image																																																																																																																				
Account 300005428 Parcel ID 1070-00-192-013-0-001-00 Cadastral ID 1070-192-013-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 201 - 4T-BUFFALO-C Name ID 18078 BOWLES, JANE P O BOX 685 BUFFALO OK 73834-0000 Parcel Location Situs 00305 NW SECOND ST Subdivision MILLER'S ADDN Lot/Block 0013 / 0192 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					<p>1070-00-192-013-0-001-00 02/24/25</p>																																																																																																																				
HOUSE / SIDEWALK / PORCH 2/24/2025																																																																																																																									
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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	75 x 117.5	
Lot Count		
Units Buildable	2644	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	8,812.50 x .30 = 2,644	
Factor Value		
Adjustments		
Lot Value	2,644	

Residential Data	
Type	1 Single Family Residence
Condition	2.75 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,856 / 1,856
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1960 / 69

HOUSE / SIDEWALK / PORCH	2/24/2025
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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	79.53	Total Misc Impr	+ 4,600
Roofing Adj	+ 4.67	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 187,230
Heat/Cool Adj	+ 10.77	Depreciation (69%)	- 129,189
Plumbing Adj	+ 3.43	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 58,041
Adj Base Cost	= 98.40	Lot Value	+ 2,644
Total Area	x 1,856	Indicated Value	= 60,685
Adjusted Cost	= 182,630	Value Per SqFt	32.70

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	58,041		
Lot Value	2,644		
Indicated Value	60,685	32.70	Per SqFt
Agland Value			
Site Improvements	3,255		
Total Value	63,940	34.45	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	3416	23x5	1960	115	40.00		4,600



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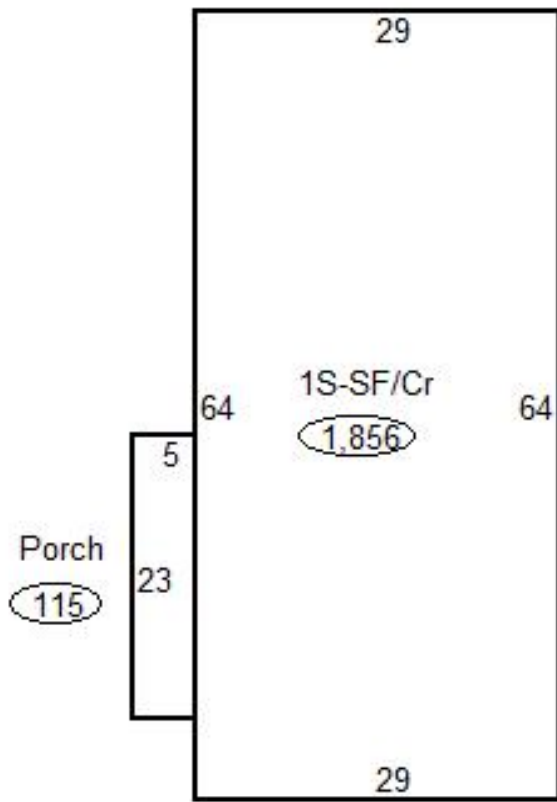
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Sketch Image

300005428



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,856	1.000	1,856
2	M	RSPC		20	Porch	115	1.000	115
Total Building Area						1,856		1,856



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - ConcreteBACK YARD SLAB	18x8x0	Concrete		144
	Qual 3	Cond 3	Year 2015	Eff Age 11		
			0			
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (63% Phys/ % Func)	RCNLD
	Base Cost (6.43 x 144)		926	926	583	343
	SHDS	Storage	10x10x8	Concrete	Composition Shingle	100
	Qual 3	Cond 3	Year 2015	Eff Age 11		
	Valuation Summary		Modifier Total	RCN	Depr (44% Phys/ % Func)	RCNLD
	Base Cost (23.26 x 100)		2,326	2,326	1,023	1,303
	PAVA	Paving - Asphalt DRIVEWAY NEVER ADDED	20x20x0	Paved-Asphalt		400
	Qual 3	Cond 3	Year 2008	Eff Age 18		
			0			
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.47 x 400)		1,788	1,788	1,430	358
	CPDT	Carport - Detached	20x20x8	Paved-Asphalt	Formed Metal	400
	Qual 3	Cond 3	Year 2008	Eff Age 18		
	Valuation Summary		Modifier Total	RCN	Depr (64% Phys/ % Func)	RCNLD
	Base Cost (7.94 x 400)		3,176	3,176	2,033	1,143
	PACN	Paving - Concrete / SIDEWALK	18x4x0	Concrete		72
	Qual 3	Cond 3	Year 1960	Eff Age 66		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (7.47 x 72)		538	538	430	108