



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:06:49
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Assessment Data					Primary Image																																																																																																															
Account	300005432																																																																																																																			
Parcel ID	1070-00-193-002-0-001-00																																																																																																																			
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Property Type	REAL - Real Property																																																																																																																			
Property Class	UR	VI Area	3																																																																																																																	
Tax Area	201 - 4T-BUFFALO-C																																																																																																																			
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PO BOX 1042 BUFFALO OK 73834-0000																																																																																																																				
Parcel Location Situs 00320 NW SECOND ST Subdivision MILLER'S ADDN Lot/Block 0002 / 0193 Parcel Size 4 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO																																																																																																																				
Legal Description Lat/Long: 36.83051055 -99.62708081 MILLER'S ADD. BLOCK 193 LOTS 2-4-6-8 TAX WARRANT BOOK 781 PAGE 262																																																																																																																				
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Lot Data		Square-Foot - BUFFALO ORIGMILLERS	
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		



HOUSE 2/24/2025

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, Wood
Base/Total Area	1,682 / 1,682
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	UPDATE -
Year/Eff Age	1940 / 72

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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	46,204		
Lot Value	3,525		
Indicated Value	49,729	29.57	Per SqFt
Agland Value			
Site Improvements	1,559		
Total Value	51,288	30.49	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	81.78	Total Misc Impr	+ 5,975
Roofing Adj	+ 3.87	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 159,323
Heat/Cool Adj	+ 1.73	Depreciation (71%)	- 113,119
Plumbing Adj	+ 3.80	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 46,204
Adj Base Cost	= 91.17	Lot Value	+ 3,525
Total Area	x 1,682	Indicated Value	= 49,729
Adjusted Cost	= 153,348	Value Per SqFt	29.57

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
RSPC	Raised Slab Porch - Covered	3436	25x6	1940	150	39.83	5,975



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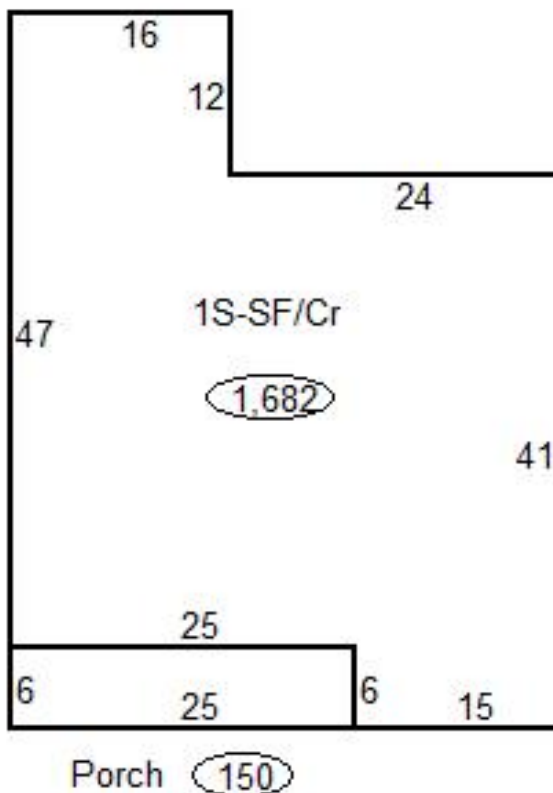
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Sketch Image

300005432



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,682	1.000	1,682
2	M	RSPC		20	Porch	150	1.000	150
Total Building Area						1,682		1,682



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	29x13x8	Gravel	Wood Shingle	377
	Qual	3	Cond 3	Year 2012	Eff Age 14	
	Valuation Summary		Modifier Total		RCN	Depr (56% Phys/ % Func)
Base Cost (4.75 x 377)		1,791		1,791	1,003	788
	SHDS	Shed - Small	12x12x6	Dirt	Composition Roll	144
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total		RCN	Depr (70% Phys/ % Func)
Base Cost (17.84 x 144)		2,569		2,569	1,798	771