



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data	Primary Image																				
<b>Account</b> 300005436 <b>Parcel ID</b> 1070-00-193-016-0-001-00 <b>Cadastral ID</b> 1070-193-016-00-0-001-00 <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> 14731 BOWLES, BRIAN & JANE BOWLES  PO BOX 685 BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 00308 NW SECOND ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0016 / 0193 <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	<p>1070-00-193-016-0-001-00_001.JPG 2/24/2025</p>																				
<b>Legal Description</b> Lat/Long: 36.96924194 -99.86990758 MILLER'S ADD. BLOCK 193 LOTS 16-18 BOOK 741 PAGE 192	<b>Building Permits</b> <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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<b>Exemptions</b> <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Code	Type	Active	Maximum	Exemption						<b>Sale History</b> <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>746/143</td> <td>COMBS, TAMMY</td> <td>07/01/2019</td> <td>12,000</td> <td>Q</td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code	746/143	COMBS, TAMMY	07/01/2019	12,000	Q
Code	Type	Active	Maximum	Exemption																	
Bk/Pg	Grantor	Date	Price	Code																	
746/143	COMBS, TAMMY	07/01/2019	12,000	Q																	

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	
Remove Cap	2020	Land Value 1,763	1,763	12%	212	Assessed	389	30.63	
Year Frozen		Improvements 1,518	1,474		177	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value 3,281	3,237		389	Total Taxable	389	31.00	

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-300005436	BOWLES, BRIAN &	201	3,281	0	370	29.00	
2024	2024-300005436	BOWLES, BRIAN &	201	2,937	0	353	29.00	
2023	2023-300005436	BOWLES, BRIAN &	201	2,924	0	351	29.00	
2022	2022-300005436	BOWLES, BRIAN &	201	2,838	0	341	28.00	
2021	2021-300005436	BOWLES, BRIAN &	201	15,262	0	1,832	151.00	
2020	2020-300005436	BOWLES, BRIAN &	201	15,262	0	1,832	151.00	
2019	2019-0005436	BOWLES, BRIAN &	201	15,262		1,710	142.00	
2018	2018-0005436	SPRINGER, RUBY ARLENE	201	15,262		661	55.00	
2017	2017-0005436	SPRINGER, RUBY ARLENE	201	15,219		612	51.00	
2016	2016-0005436	SPRINGER, RUBY ARLENE	201	15,541		565	48.00	
2015	2015-0005436	SPRINGER, RUBY ARLENE	201	12,695		520	41.00	
2014	2014-0005436	SPRINGER, RUBY ARLENE	201	12,695		475	38.00	
2013	2013-0005436	SPRINGER, RUBY ARLENE	201	11,935		432	34.00	



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Lot Data		Square-Foot - BUFFALO ORIGMILLERS	
Lot Size	50	x	117.5
Lot Count			
Units Buildable	1763		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	5,875.00 x .30 = 1,763		
Factor Value			
Adjustments			
Lot Value	1,763		



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Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

### 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	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 1,763
Total Area	x	Indicated Value	= 1,763
Adjusted Cost	= 0	Value Per SqFt	0.00

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements			
Lot Value	1,763		
Indicated Value	1,763	0.00	Per SqFt
Agland Value			
Site Improvements			
Total Value	1,763	0.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
 <p>1070-00-193-016-0-001-00 #5436 4-8-2021 CARPORT &amp; STG ONLY FOR 2021 MOBILE HOME MOVED OUT</p>	BNV	Carport - Detached WITH STG	19x12x8	Concrete	Formed Metal	228
	Qual	3	Cond 3	Year 2010	Eff Age	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (0.00 x 228)						
 <p>1070-00-193-016-0-001-00 #5436 4-8-2021 CARPORT &amp; STG ONLY FOR 2021 MOBILE HOME MOVED OUT</p>	BNV	Yard Shed - Metal att. to Carport	4x12x10	Concrete	Formed Metal	48
	Qual	3	Cond 3	Year 2010	Eff Age	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (0.00 x 48)						