



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image									
Account	300005441													
Parcel ID	1070-00-205-009-0-001-00													
Cadastral ID	1070-205-009-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	3											
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14734													
LONG, CLARENCE EDWARD,LIFE EST														
PO BOX 394 BUFFALO OK 73834-0000														
Parcel Location														
Situs	00414 NW THIRD ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0009 / 0205	Parcel Size	5 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG\MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.83691058 -99.62043987														
MILLER'S ADD. BLOCK 205 LOTS E2 9-11-13;ALL 10-12-14														
Building Permits														
<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 colspan="5"> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	LONG, CLARENCE EDWARD,LIFE EST													
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	3,966	3,966	12%	476	Assessed	4,427	348.58					
Year Frozen		Improvements	34,480	32,923		3,951	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-79.00					
TIF Project ID	0	Total Value	38,446	36,889		4,427	Total Taxable	3,427	270.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005441	LONG, CLARENCE EDWARD,LIFE EST	201	38,446	1000	3,298	260.00							
2024	2024-300005441	LONG, CLARENCE EDWARD,LIFE EST	201	42,435	1000	3,172	258.00							
2023	2023-300005441	LONG, CLARENCE EDWARD,LIFE EST	201	40,065	1000	3,051	252.00							
2022	2022-300005441	LONG, CLARENCE EDWARD,LIFE EST	201	34,883	1000	2,933	241.00							
2021	2021-300005441	LONG, CLARENCE EDWARD,LIFE EST	201	34,106	1000	2,819	233.00							
2020	2020-300005441	LONG, CLARENCE EDWARD,LIFE EST	201	34,106	1000	2,707	223.00							
2019	2019-0005441	LONG, CLARENCE EDWARD,LIFE EST	201	34,106		2,600	215.00							
2018	2018-0005441	LONG, CLARENCE EDWARD,LIFE EST	201	34,106		2,494	207.00							
2017	2017-0005441	LONG, CLARENCE EDWARD,LIFE EST	201	34,106		2,393	199.00							
2016	2016-0005441	LONG, CLARENCE EDWARD,LIFE EST	201	34,106		2,294	195.00							
2015	2015-0005441	LONG, CLARENCE EDWARD,LIFE EST	201	34,219		2,198	174.00							
2014	2014-0005441	LONG, CLARENCE EDWARD,LIFE EST	201	34,219		2,106	169.00							
2013	2013-0005441	LONG, CLARENCE EDWARD,LIFE EST	201	38,619		2,016	161.00							



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Lot Data		Square-Foot - BUFFALO ORIGMILLERS
Lot Size	0	0
Lot Count		
Units Buildable	3966	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	13,221.00 x .30 = 3,966	
Factor Value		
Adjustments		
Lot Value	3,966	



HOUSE / SIDEWALK 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, Plywood or Hardboard
Base/Total Area	1,378 / 1,378
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	312 Detached Garage - Unfinished
Remodel	PARTIAL -
Year/Eff Age	1940 / 82

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	83.78	Total Misc Impr	+ 4,247
Roofing Adj	+ 4.05	Garage Cost	+ 12,557
Subfloor Adj	+ 0.00	Total RCN	= 146,598
Heat/Cool Adj	+ 1.73	Depreciation (80%)	- 117,278
Plumbing Adj	+ 4.62	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 29,320
Adj Base Cost	= 94.19	Lot Value	+ 3,966
Total Area	x 1,378	Indicated Value	= 33,286
Adjusted Cost	= 129,794	Value Per SqFt	24.16

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	29,320		
Lot Value	3,966		
Indicated Value	33,286	24.16	Per SqFt
Agland Value			
Site Improvements	1,251		
Total Value	34,537	25.06	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	Enclosed Porch - Solid Wall	3467	9x6	1940	54	59.93		3,236
RSPC	Raised Slab Porch - Covered	3468	5x5	1940	25	40.43		1,011



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	11x14x8	Concrete	Composition Shingle	154	
	Qual	2	Cond 2	Year 1998	Eff Age 34		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (16.27 x 154)		2,506		2,506	2,005	501
	SHDS	Yard Shed - Wood	12x8x10	Base	Galvanized Metal	96	
	Qual	2	Cond 2	Year 1998	Eff Age 34		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (18.81 x 96)		1,806		1,806	1,445	361
 <small>1070-00-205-009-0-001-00 #5441 4-8-21</small>	SHDS	Storage	10x10x8	Base	Formed Metal	100	
	Qual	2	Cond 2	Year 1998	Eff Age 34		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (19.47 x 100)		1,947		1,947	1,558	389