



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:07:00
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Assessment Data					Primary Image																																																																																																																				
Account 300005442 Parcel ID 1070-00-205-015-0-001-00 Cadastral ID 1070-205-015-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 201 - 4T-BUFFALO-C Name ID 14735 ADAMS, GLENN % MIKE ADAMS 231485 E COUNTY RD 57 CHESTER OK 73838-0000 Parcel Location Situs 00319 NW FOURTH ST Subdivision MILLER'S ADDN Lot/Block 0015 / 0205 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO																																																																																																																									
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Lot Data		Square-Foot - BUFFALO ORIGMILLERS	
Lot Size	0	0	
Lot Count			
Units Buildable	3085		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	10,283.00 x .30 = 3,085		
Factor Value			
Adjustments			
Lot Value	3,085		



HOUSE 2/24/2025

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,596 / 1,596
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	768 Detached Garage - Unfinished
Remodel	UPDATED -
Year/Eff Age	1951 / 73

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	68.99	Total Misc Impr	+ 11,052
Roofing Adj	+ 3.19	Garage Cost	+ 16,176
Subfloor Adj	+ 1.86	Total RCN	= 152,833
Heat/Cool Adj	+ 1.40	Depreciation (78%)	- 119,210
Plumbing Adj	+ 3.26	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 33,623
Adj Base Cost	= 78.70	Lot Value	+ 3,085
Total Area	x 1,596	Indicated Value	= 36,708
Adjusted Cost	= 125,605	Value Per SqFt	23.00

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	33,623		
Lot Value	3,085		
Indicated Value	36,708	23.00	Per SqFt
Agland Value			
Site Improvements	2,926		
Total Value	39,634	24.83	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	3474	5x4	1951	20	31.96		639
WODC	Wood Deck - Covered	3476	462	1985	462	22.54		10,413



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x10x6	Dirt	Composition Shingle	100
	Qual	3	Cond 3	Year 2004	Eff Age 22	
	Valuation Summary		Modifier Total	RCN	Depr (63% Phys/ % Func)	RCNLD
	Base Cost (20.10 x 100)		2,010		2,010	1,266
	SHDS	Shed - Small	18x14x8	Dirt	Composition Shingle	252
	Qual	3	Cond 3	Year 1999	Eff Age 27	
	Valuation Summary		Modifier Total	RCN	Depr (71% Phys/ % Func)	RCNLD
	Base Cost (15.13 x 252)		3,813		3,813	2,707
	SHDS	Shed - Small	8x12x6	Dirt	Composition Shingle	96
	Qual	3	Cond 3	Year 1995	Eff Age 31	
	Valuation Summary		Modifier Total	RCN	Depr (78% Phys/ % Func)	RCNLD
	Base Cost (19.78 x 96)		1,899		1,899	1,481
	PACN	Paving - Concrete DRIVEWAY NEVER ADDED	40x20x0	Concrete		800
	Qual	3	Cond 2	Year 1995	Eff Age 37	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.11 x 800)		3,288		3,288	2,630