



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
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Assessment Data					Primary Image									
Account	300005445				<p>1070-00-205-022-0-001-00 02/24/25</p>									
Parcel ID	1070-00-205-022-0-001-00													
Cadastral ID	1070-205-022-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area		3										
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14737													
DAVIS, BARBARA														
P O BOX 330 BUFFALO OK 73834-0000														
Parcel Location														
Situs	00303 W ADAMS ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0022 / 0205	Parcel Size		2 - Lots										
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.83784204 -99.62064189														
MILLER'S ADD. BLOCK 205 LOTS 22-24														
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	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					558/711	OLMSTEAD, JANET	08/31/2000	61,500	MQ					
					535/390	CANFIELD, ANITA R.	04/21/1998	60,000	MU					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	1,763	1,763	12%	212	Assessed	10,538	829.76					
Year Frozen		Improvements	86,057	86,057		10,326	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-79.00					
TIF Project ID	0	Total Value	87,820	87,820		10,538	Total Taxable	9,538	751.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005445	DAVIS, BARBARA	201	87,820	1000	9,538	751.00							
2024	2024-300005445	DAVIS, BARBARA	201	87,054	1000	9,447	769.00							
2023	2023-300005445	DAVIS, BARBARA	201	84,716	1000	9,166	758.00							
2022	2022-300005445	DAVIS, BARBARA	201	82,645	1000	8,918	734.00							
2021	2021-300005445	DAVIS, BARBARA	201	81,266	1000	8,752	723.00							
2020	2020-300005445	DAVIS, BARBARA	201	81,266	1000	8,752	720.00							
2019	2019-0005445	DAVIS, BARBARA	201	82,722		8,596	712.00							
2018	2018-0005445	DAVIS, BARBARA	201	83,813		8,317	690.00							
2017	2017-0005445	DAVIS, BARBARA	201	86,726		8,047	669.00							
2016	2016-0005445	DAVIS, BARBARA	201	88,182		7,783	662.00							
2015	2015-0005445	DAVIS, BARBARA	201	80,948		7,528	598.00							
2014	2014-0005445	DAVIS, BARBARA	201	83,517		7,279	583.00							
2013	2013-0005445	DAVIS, BARBARA	201	83,306		6,639	529.00							



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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
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	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,810 / 1,810
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	9 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	336 Total, 336 Partition
Garage Type	672 Attached Garage - Unfinished
Remodel	UPDATED -
Year/Eff Age	1940 / 68

HOUSE	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	94.84	Total Misc Impr	+ 30,984
Roofing Adj	+ 4.92	Garage Cost	+ 26,264
Subfloor Adj	+ 0.00	Total RCN	= 301,906
Heat/Cool Adj	+ 13.89	Depreciation (68%)	- 205,296
Plumbing Adj	+ 7.79	Lump Sums	+ 0
Basement Adj	+ 13.72	RCNLD	= 96,610
Adj Base Cost	= 135.17	Lot Value	+ 1,763
Total Area	x 1,810	Indicated Value	= 98,373
Adjusted Cost	= 244,658	Value Per SqFt	54.35

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	96,610		
Lot Value	1,763		
Indicated Value	98,373	54.35	Per SqFt
Agland Value			
Site Improvements	314		
Total Value	98,687	54.52	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	3 1st Msn Cls A	0		3	1940	3	6,170.47	18,511
PRCH	Slab Porch - Open	3485	8x7	1940	56	28.13		1,575
PRCH	Porch	3488	7x7	1940	49	28.14		1,379
WODC	Wood Deck - Covered	13406	30x10	2011	300	31.73		9,519



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / DRIVEWAY	12x24x0	Concrete		288
	Qual	3	Cond 3	Year 1990	Eff Age 36	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.36 x 288)		1,256	1,256	1,005	251
	PACN	Paving - Concrete / SIDEWALK	8x5x0	Concrete		40
	Qual	3	Cond 3	Year 1950	Eff Age 76	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (7.93 x 40)		317	317	254	63