



# 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> 300005450 <b>Parcel ID</b> 1070-00-206-013-0-001-00 <b>Cadastral ID</b> 1070-206-013-00-0-001-00 <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> 25719 JONES, RANDY LYNN & TERRY ALAN JONES  3521 WILLOW WEST CIRCLE WOODWARD OK 73801-  <b>Parcel Location</b> <b>Situs</b> 00411 NW THIRD ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0013 / 0206 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO					<p>1070-00-206-013-0-001-00 02/24/25</p>														
HOUSE 2/24/2025																			
<b>Legal Description</b> Lat/Long: 36.83001606 -99.62452322					<b>Building Permits</b>														
MILLERS ADD BLOCK 206 LOTS W 112.5' OF 13-15 BOOK 722 PAGE 782					<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					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	No	1,000		788/586	JONES, FRANCES DARLENE	04/01/2025		04										
					788/582	JONES, FRANCES DARLENE REV TRL	04/01/2025		04										
<b>Parcel Valuation</b>					<b>Assessment History</b>														
<b>Source</b>	<b>REAL</b>	<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	<b>78.740</b>	<b>Current Tax</b>											
Remove Cap		Land Value	1,688	1,688	12%	203	Assessed	4,702	370.24										
Year Frozen		Improvements	50,564	37,494		4,499	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	<b>Total Value</b>	52,252	39,182		4,702	<b>Total Taxable</b>	4,702	370.00										
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>	<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>												
2025	2025-300005450	JONES, RANDY LYNN &	201	52,252	1000	3,479	274.00												
2024	2024-300005450	JONES, FRANCES DARLENE REV TRUST	201	57,537	1000	3,348	273.00												
2023	2023-300005450	JONES, FRANCES DARLENE REV TRUST	201	53,315	1000	3,222	267.00												
2022	2022-300005450	JONES, F. DARLENE (TRUST)	201	43,374	1000	3,099	255.00												
2021	2021-300005450	JONES, F. DARLENE (TRUST)	201	42,966	1000	2,979	246.00												
2020	2020-300005450	JONES, F. DARLENE (TRUST)	201	42,966	1000	2,864	236.00												
2019	2019-0005450	JONES, F. DARLENE (TRUST)	201	44,051		2,751	228.00												
2018	2018-0005450	JONES, F. DARLENE (TRUST)	201	44,051		2,642	219.00												
2017	2017-0005450	JONES, F. DARLENE (TRUST)	201	45,136		2,536	211.00												
2016	2016-0005450	JONES, F. DARLENE	201	46,221		2,433	207.00												
2015	2015-0005450	JONES, F. DARLENE	201	47,488		2,333	185.00												
2014	2014-0005450	JONES, F. DARLENE	201	47,488		2,236	179.00												
2013	2013-0005450	JONES, CARROLL E., ETUX	201	56,101		2,142	171.00												



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Lot Data		Square-Foot - BUFFALO ORIGMILLERS	
Lot Size	50	x	112.5
Lot Count			
Units Buildable	1688		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	5,625.00 x .30 = 1,688		
Factor Value			
Adjustments			
Lot Value	1,688		



HOUSE 2/24/2025

Residential Data	
Type	1 Single Family Residence
Condition	2.25 - Fair
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,200 / 1,200
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	629 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1970 / 64

### 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	48,549		
Lot Value	1,688		
Indicated Value	50,237	41.86	Per SqFt
Agland Value			
Site Improvements	826		
Total Value	51,063	42.55	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	90.02	Total Misc Impr	+ 2,181
Roofing Adj	+ 4.71	Garage Cost	+ 17,162
Subfloor Adj	+ 0.99	Total RCN	= 151,715
Heat/Cool Adj	+ 9.78	Depreciation ( 68%)	- 103,166
Plumbing Adj	+ 4.83	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 48,549
Adj Base Cost	= 110.31	Lot Value	+ 1,688
Total Area	x 1,200	Indicated Value	= 50,237
Adjusted Cost	= 132,372	Value Per SqFt	41.86

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Raised Slab Porch - Covered	3505	18x7		126	15.84		1,996
PATO	Slab Porch - Open	3506	5x4		20	9.25		185



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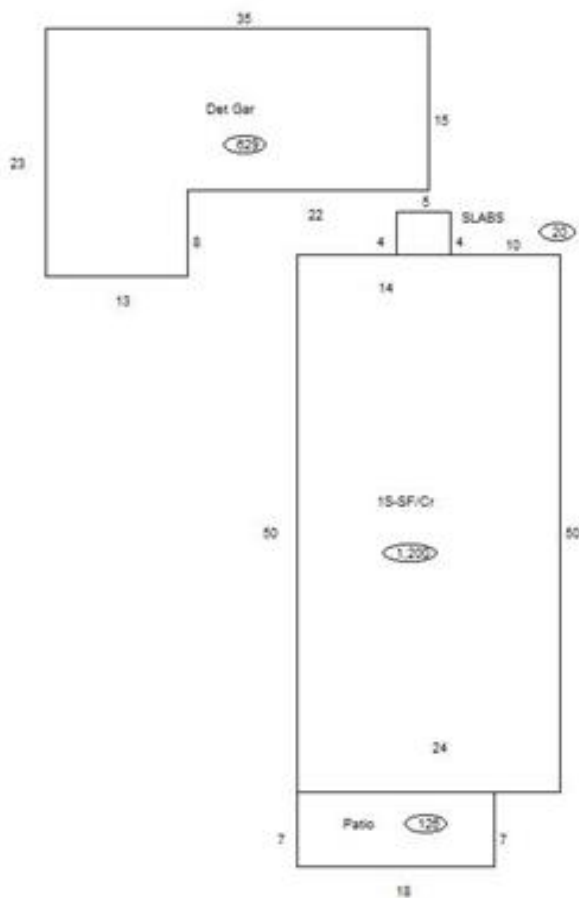
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1S-SF/Cr	1,200	1.000	1,200
2	M	PATC		13	Patio	126	1.000	126
3	M	PATO		13	SLABS	20	1.000	20
4	G	2		13	Det Gar	629	1.000	629
<b>Total Building Area</b>						<b>1,200</b>		<b>1,200</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	Paving - Asphalt	88x12x0	Paved-Asphalt		1,056
	Qual 2	Cond 2	Year 2010	Eff Age 19		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (3.91 x 1,056)	4,129	4,129	3,303	826

1070 00 106-013-0-001-00  
 45450 4-9-2021  
 ASPHALT PAVING 2021