




# 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	300005451				 <p>1070-00-206-013-0-002-00 02/24/25</p>																			
Parcel ID	1070-00-206-013-0-002-00																							
Cadastral ID	1070-206-013-00-0-002-00																							
Property Type	REAL - Real Property																							
Property Class	UR	VI Area	3																					
Tax Area	201 - 4T-BUFFALO-C																							
Name ID	24728																							
STODDARD, SHAWN																								
410 NW SECOND STREET BUFFALO OK 73834																								
Parcel Location																								
Situs	00410 NW SECOND ST																							
Subdivision	MILLER'S ADDN																							
Lot/Block	0013 / 0206	Parcel Size	4 - Lots																					
Sec/Twn/Rng	/ / /																							
Neighborhood	100100 - BUFFALO ORIG\MILLERS																							
School District	4-BUFFAL - 4-BUFFALO																							
Legal Description Lat/Long: 36.83086732 -99.62633125																								
MILLERS ADD BLOCK 206 LOTS E 5'OF 13-15; ALL 16 ;N 20 1/2' OF 18; S2 14; E 12 1/2' OF 17 BOOK 762 PAGE 519																								
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></td><td></td><td></td><td></td><td></td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount															
Number	Description	Opened	Closed	Amount																				
Exemptions																								
Code	Type	Active	Maximum	Exemption																				
<table border="1"> <thead> <tr> <th colspan="5">Sale History</th> </tr> <tr> <th>Bk/Pg</th><th>Grantor</th><th>Date</th><th>Price</th><th>Code</th></tr> </thead> <tbody> <tr> <td>762/519</td><td>STODDARD, ROSETTA</td><td>08/18/2021</td><td></td><td>0 04</td></tr> <tr> <td>/</td><td>STODDARD, ROSETTA</td><td></td><td></td><td></td></tr> </tbody> </table>					Sale History					Bk/Pg	Grantor	Date	Price	Code	762/519	STODDARD, ROSETTA	08/18/2021		0 04	/	STODDARD, ROSETTA			
Sale History																								
Bk/Pg	Grantor	Date	Price	Code																				
762/519	STODDARD, ROSETTA	08/18/2021		0 04																				
/	STODDARD, ROSETTA																							
Parcel Valuation																								
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																
Remove Cap	2022	Land Value	1,370	1,370	12%	164	Assessed	6,709 528.27																
Year Frozen		Improvements	54,537	54,537		6,545	Penalty	0																
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00																
TIF Project ID	0	Total Value	55,907	55,907		6,709	Total Taxable	6,709 528.00																
Assessment History																								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																	
2025	2025-300005451	STODDARD, SHAWN	201	55,907	0	6,709	528.00																	
2024	2024-300005451	STODDARD, SHAWN	201	53,281	0	6,393	521.00																	
2023	2023-300005451	STODDARD, SHAWN	201	54,899	0	6,178	511.00																	
2022	2022-300005451	STODDARD, SHAWN	201	49,036	0	5,884	484.00																	
2021	2021-300005451	STODDARD, SHAWN	201	49,829	1000	3,944	326.00																	
2020	2020-300005451	STODDARD, ROSETTA	201	49,829	1000	3,800	313.00																	
2019	2019-0005451	STODDARD, ROSETTA	201	49,829		3,660	303.00																	
2018	2018-0005451	STODDARD, ROSETTA	201	50,093		3,524	292.00																	
2017	2017-0005451	STODDARD, ROSETTA	201	47,741		3,118	259.00																	
2016	2016-0005451	STODDARD, ROSETTA	201	47,741		2,999	255.00																	
2015	2015-0005451	STODDARD, ROSETTA	201	47,909		2,882	229.00																	
2014	2014-0005451	STODDARD, ROSETTA	201	47,909		2,769	222.00																	
2013	2013-0005451	STODDARD, ROSETTA &	201	51,365		2,660	212.00																	



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Lot Data		Square-Foot - BUFFALO ORIGMILLERS	
Lot Size	0	0	
Lot Count			
Units Buildable	1370		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	4,566.00 x .30 =	1,370	
Factor Value			
Adjustments			
Lot Value	1,370		



FRONT OF HOUSE 2/24/2025

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,792 / 1,792
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	320 Total, 320 Partition
Garage Type	273 Detached Garage - Unfinished
Remodel	UPDATE -
Year/Eff Age	1940 / 81

### GRM Approach

GRM Code	
Gross Rent	
Indicated Value	

### Multiple Regression

MRA Code	
Adusted 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	44,546		
Lot Value	1,370		
Indicated Value	45,916	25.62	Per SqFt
Agland Value			
Site Improvements	4,583		
Total Value	50,499	28.18	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	78.89	Total Misc Impr	+ 7,087
Roofing Adj	+ 4.48	Garage Cost	+ 11,642
Subfloor Adj	+ 0.00	Total RCN	= 212,122
Heat/Cool Adj	+ 10.77	Depreciation ( 79%)	- 167,576
Plumbing Adj	+ 3.56	Lump Sums	+ 0
Basement Adj	+ 10.23	RCNLD	= 44,546
Adj Base Cost	= 107.92	Lot Value	+ 1,370
Total Area	x 1,792	Indicated Value	= 45,916
Adjusted Cost	= 193,393	Value Per SqFt	25.62

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	3509	5x2		10	9.78		98
RSPC	Slab Porch - Open	3510	176		176	39.71		6,989



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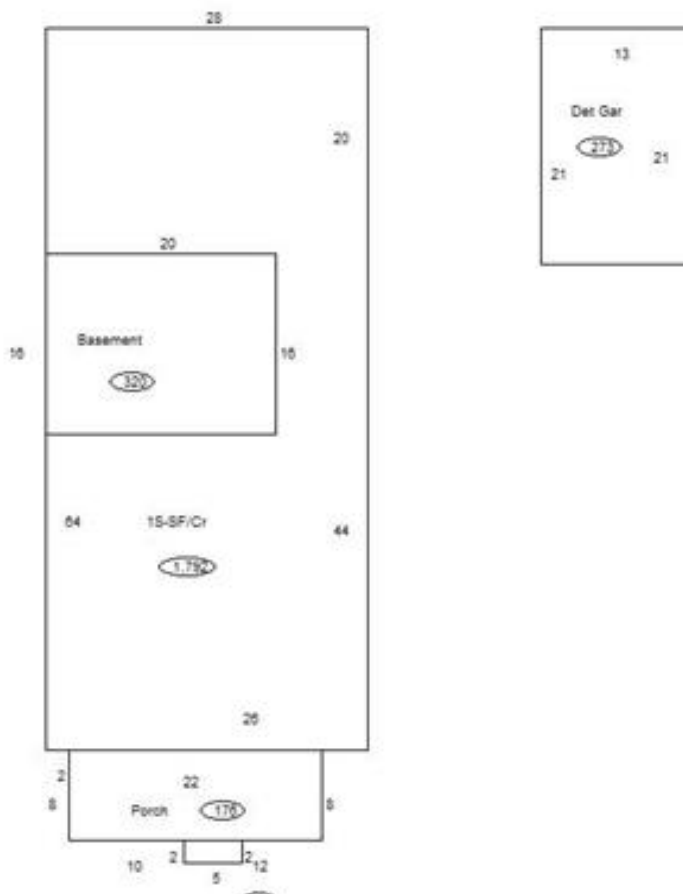
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	2		13	Det Gar	273	1.000	273
2	M	PATO		13	SLABS	10	1.000	10
3	M	RSPC		13	Porch	176	1.000	176
4	R	1	Crawl	13	1S-SF/Cr	1,792	1.000	1,792
5	B			13	Basement	320	1.000	320
<b>Total Building Area</b>						<b>1,792</b>		<b>1,792</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPAT	Carprt Attch"D"	20x13x10	Base	Formed Metal	260
	Qual	3	Cond 3	Year 2015	Eff Age 11	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (8.76 x 260)	2,278		2,278	1,139	1,139
	WODC	Wood Deck - Covered	24x12x0	Plank		288
	Qual	3	Cond 3	Year 2015	Eff Age 11	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (24.91 x 288)	7,174		7,174	3,730	3,444