



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	300005477													
Parcel ID	1070-00-209-002-0-002-00													
Cadastral ID	1070-209-002-00-0-002-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	2											
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14757													
ZENDER, GLADYS M.														
P O BOX 48 BUFFALO OK 73834-0000														
Parcel Location														
Situs	00422 NE FIRST ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0002 / 0209	Parcel Size	3 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG\MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
HOUSE 3/4/2024														
Legal Description Lat/Long: 36.84054627 -99.63088145														
MILLERS ADD. BLOCK 209 LOTS 2-4-6														
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														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	687/703	SUMMARS, ROGER N. &	04/08/2013	21,000	21					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	3,038	3,038	12%	365	Assessed	3,132	246.61					
Year Frozen		Improvements	23,060	23,060		2,767	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-79.00					
TIF Project ID	0	Total Value	26,098	26,098		3,132	Total Taxable	2,132	168.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300005477	ZENDER, GLADYS M.			201	26,098	1000	2,132	168.00					
2024	2024-300005477	ZENDER, GLADYS M.			201	33,309	1000	2,364	193.00					
2023	2023-300005477	ZENDER, GLADYS M.			201	30,683	1000	2,266	187.00					
2022	2022-300005477	ZENDER, GLADYS M.			201	27,012	1000	2,171	179.00					
2021	2021-300005477	ZENDER, GLADYS M.			201	27,660	1000	2,079	172.00					
2020	2020-300005477	ZENDER, GLADYS M.			201	26,597	1000	1,989	164.00					
2019	2019-0005477	ZENDER, GLADYS M.			201	24,179		1,901	158.00					
2018	2018-0005477	ZENDER, GLADYS M.			201	24,179		1,901	158.00					
2017	2017-0005477	ZENDER, GLADYS M.			201	24,471		1,868	155.00					
2016	2016-0005477	ZENDER, GLADYS M.			201	23,518		1,674	142.00					
2015	2015-0005477	ZENDER, GLADYS M.			201	23,592		1,596	127.00					
2014	2014-0005477	ZENDER, GLADYS M.			201	21,000		1,520	122.00					
2013	2013-0005477	ZENDER, GLADYS M.			201	23,502		2,821	225.00					



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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	75 x 135	
Lot Count		
Units Buildable	3038	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,125.00 x .30 = 3,038	
Factor Value		
Adjustments		
Lot Value	3,038	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	951 / 951
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	8 Metal, Formed Seams
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 86

HOUSE	3/4/2024
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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	21,303		
Lot Value	3,038		
Indicated Value	24,341	25.60	Per SqFt
Agland Value			
Site Improvements	1,828		
Total Value	26,169	27.52	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	94.06	Total Misc Impr	+ 3,799
Roofing Adj	+ 5.52	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 106,517
Heat/Cool Adj	+ 1.73	Depreciation (80%)	- 85,214
Plumbing Adj	+ 6.71	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 21,303
Adj Base Cost	= 108.01	Lot Value	+ 3,038
Total Area	x 951	Indicated Value	= 24,341
Adjusted Cost	= 102,718	Value Per SqFt	25.60

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	Enclosed Porch - Solid Wall	3602	8x6		48	59.98		2,879
PATO	Slab Porch - Open	3603	14x5		70	9.78		685
PATO	Slab Porch - Open	3604	6x4		24	9.78		235



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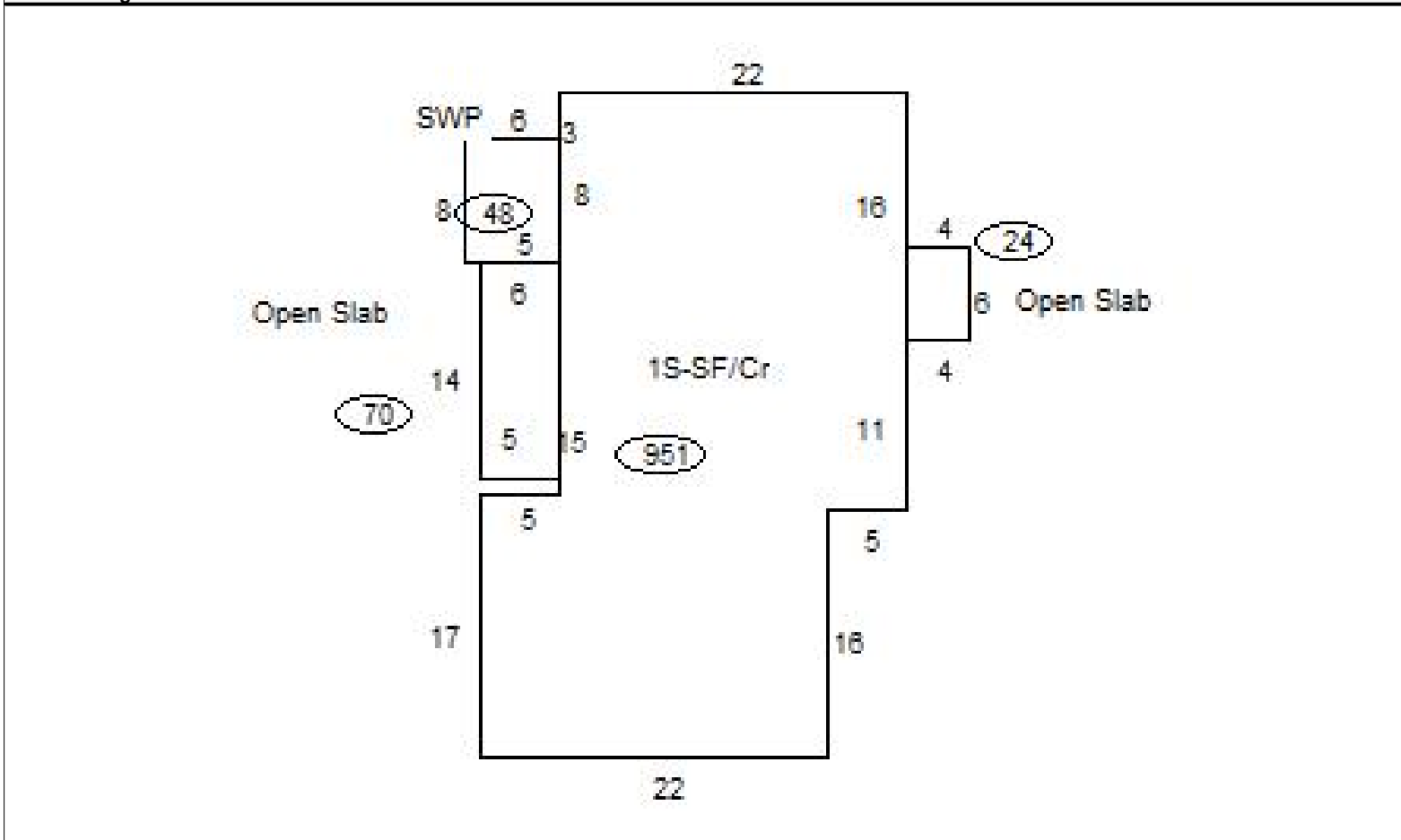
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	EPSW		20	SWP	48	1.000	48
2	M	PATO		20	Open Slab	70	1.000	70
3	M	PATO		20	Open Slab	24	1.000	24
4	R	1	Crawl	20	1S-SF/Cr	951	1.000	951
Total Building Area						951		951



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	24x18x10	Dirt	Formed Metal	432
	Qual	3	Cond 3	Year 2016	Eff Age 10	
	Valuation Summary		Modifier Total	RCN	Depr (47% Phys/ 0% Func)	RCNLD
	Base Cost (6.00 x 432)	2,592		2,592	1,218	1,374
	SHDS	Shed - Small	8x12x6	Base	Galvanized Metal	96
	Qual	3	Cond 3	Year 1982	Eff Age 44	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ 0% Func)	RCNLD
	Base Cost (23.66 x 96)	2,271		2,271	1,817	454