




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:07:36
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Assessment Data					Primary Image																																																																																																																				
Account 300005479 Parcel ID 1070-00-209-009-0-001-00 Cadastral ID 1070-209-009-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 2 Tax Area 201 - 4T-BUFFALO-C Name ID 13475 GREENLEE, ARVID D REV. AND ROXANNA GREENLEE REV. LIV TRUST PO BOX 952 BUFFALO OK 73834-0000 Parcel Location Situs 00411 N HOY ST Subdivision MILLER'S ADDN Lot/Block 0009 / 0209 Parcel Size 4 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					 <p>1070-00-209-009-0-001-00 02/22/24</p>																																																																																																																				
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Lat/Long: 36.83673873 -99.62863093 MILLERS ADD BLOCK 209 LOTS 9-11-13-15					<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																																																																																																											
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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	100 x 100	
Lot Count		
Units Buildable	3000	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,000.00 x .30 = 3,000	
Factor Value		
Adjustments		
Lot Value	3,000	

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, Wood
Base/Total Area	1,481 / 1,481
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	392 Total, 392 Partition
Garage Type	780 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1942 / 84

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	

Cost Approach		Manual :	
Base Cost	83.91	Total Misc Impr	+ 3,849
Roofing Adj	+ 3.97	Garage Cost	+ 25,850
Subfloor Adj	+ 0.00	Total RCN	= 204,635
Heat/Cool Adj	+ 10.77	Depreciation (80%)	- 163,708
Plumbing Adj	+ 4.31	Lump Sums	+ 0
Basement Adj	+ 15.16	RCNLD	= 40,927
Adj Base Cost	= 118.12	Lot Value	+ 3,000
Total Area	x 1,481	Indicated Value	= 43,927
Adjusted Cost	= 174,936	Value Per SqFt	29.66

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	40,927		
Lot Value	3,000		
Indicated Value	43,927	29.66	Per SqFt
Agland Value			
Site Improvements			
Total Value	43,927	29.66	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	3611	12x8	1970	96	40.09		3,849



Harper

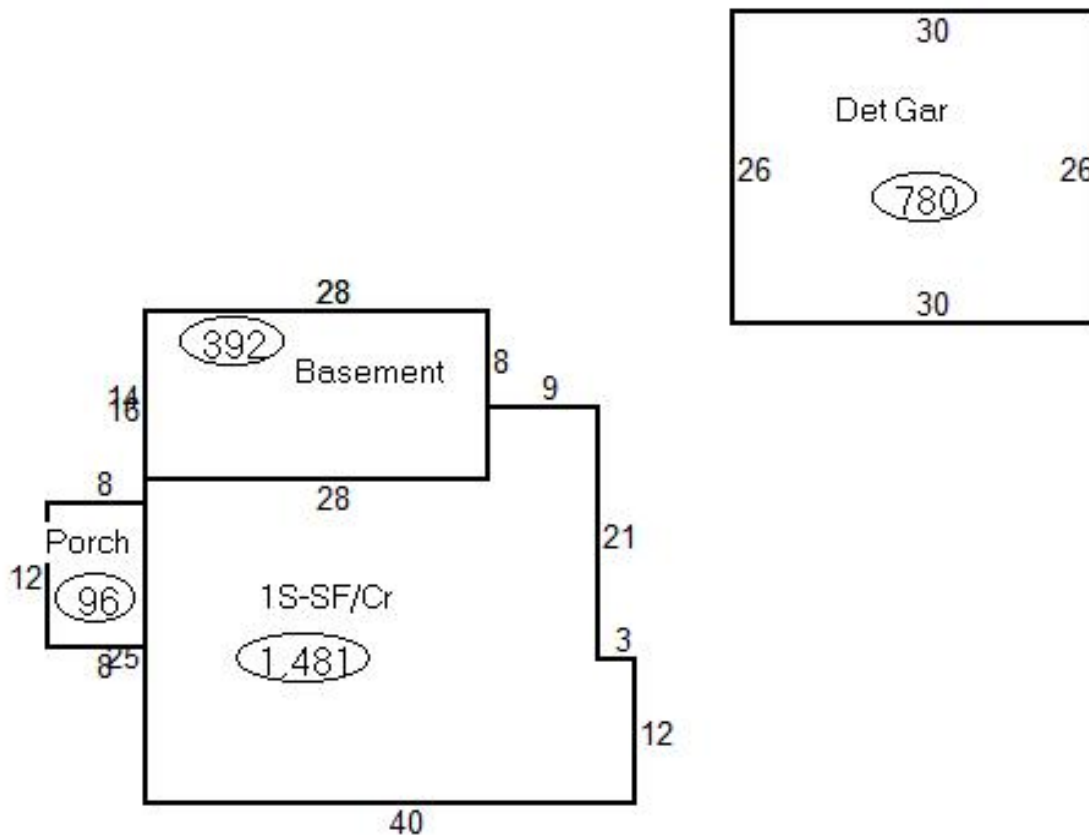
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Sketch Image

300005479



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	96	1.000	96
2	B			20	Basement	392	1.000	392
3	R	1	Crawl	20	1S-SF/Cr	1,481	1.000	1,481
4	G	2		20	Det Gar	780	1.000	780
Total Building Area						1,481		1,481