



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:07:47  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300005489 <b>Parcel ID</b> 1070-00-211-011-0-001-00 <b>Cadastral ID</b> 1070-211-011-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 2 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 25782 PATTON, HENRY CLAY JR. & MINA PATTON REV. TRUST  1648 N 197 RD BUFFALO OK 73834-																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 00413 NE SECOND ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0011 / 0211 <b>Parcel Size</b> 2 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.83582884 -99.62758667					<b>Building Permits</b> HOUSE/PORCH 3/4/2024																																																																																																																				
<b>MILLERS ADD BLOCK 211 LOTS 11-13 BOOK 790 PAGE 347</b>					<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	
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		



HOUSE/PORCH 3/4/2024

Residential Data	
Type	1 Single Family Residence
Condition	3.25 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	900 / 900
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	750 Total, 750 Partition
Garage Type	
Remodel	
Year/Eff Age	1948 / 74

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	95.52	Total Misc Impr	+ 6,064
Roofing Adj	+ 4.56	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 133,549
Heat/Cool Adj	+ 1.73	Depreciation ( 73%)	- 97,491
Plumbing Adj	+ 7.09	Lump Sums	+ 0
Basement Adj	+ 32.76	RCNLD	= 36,058
Adj Base Cost	= 141.65	Lot Value	+ 1,763
Total Area	x 900	Indicated Value	= 37,821
Adjusted Cost	= 127,485	Value Per SqFt	42.02

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	36,058		
Lot Value	1,763		
Indicated Value	37,821	42.02	Per SqFt
Agland Value			
Site Improvements	7,663		
Total Value	45,484	50.54	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	3624	25x5		125	16.76		2,095
PATC	Patio - Covered	3625	25x12		300	13.23		3,969



Harper

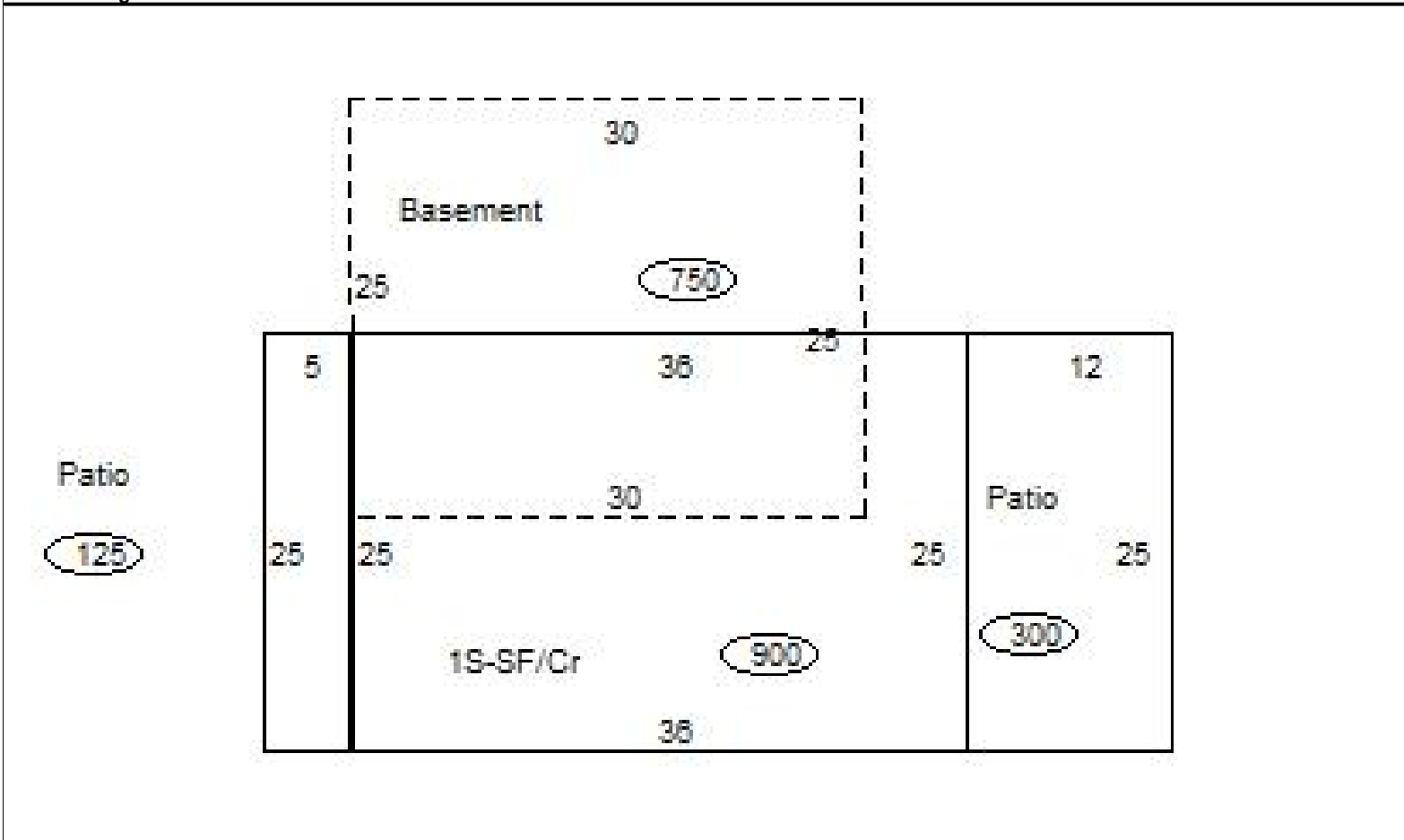
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Sketch Image

300005489



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	900	1.000	900
2	B	2		20	Basement	750	1.000	750
3	M	PATC		20	Patio	125	1.000	125
4	M	PATC		20	Patio	300	1.000	300
<b>Total Building Area</b>						900		900



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PAVA	Paving - Asphalt / DRIVEWAY	74x12x0	Paved-Asphalt		888	
	Qual	3	Cond 3	Year 1995	Eff Age 31		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.47 x 888)		3,969		3,969	3,175	794
	UTIL	Utility Building	30x23x10	Concrete	Galvanized Metal	690	
	Qual	3	Cond 3	Year 1990	Eff Age 36		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (62% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (25.34 x 690)		17,485		17,485	10,841	6,644
	PACN	Paving - Concrete	50x4x0	Concrete		200	
	Qual	3	Cond 3	Year 1948	Eff Age 78		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (5.63 x 200)		1,126		1,126	901	225