



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	300005494				<p>1070-00-211-020-0-001-00 02/22/24</p>																			
Parcel ID	1070-00-211-020-0-001-00																							
Cadastral ID	1070-211-020-00-0-001-00																							
Property Type	REAL - Real Property																							
Property Class	UR	VI Area	2																					
Tax Area	201 - 4T-BUFFALO-C																							
Name ID	25726																							
RIDLING, ALEXISS																								
10130 OK-34, LOT #4																								
WOODWARD OK 73801-																								
Parcel Location																								
Situs	00404 NE THIRD ST																							
Subdivision	MILLER'S ADDN																							
Lot/Block	0020 / 0211	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: 36.83581730 -99.62805964																								
MILLERS ADD BLOCK 211 LOTS 20-22-24 BOOK 788 PAGE 769																								
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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <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																				
H	Homestead	No	1,000																					
Sale History																								
Bk/Pg	Grantor	Date	Price	Code																				
788/803	KRAUS, RICKEY &	04/22/2025	16,000	16																				
683/175	GONZALEZ, JOSE G. &	09/11/2012	20,000	21																				
667/449	BRANCH, LARRY, J.	03/17/2011	15,000	PQ																				
Parcel Valuation																								
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																
Remove Cap		Land Value	2,644	2,644	12%	317	Assessed	3,332 262.36																
Year Frozen		Improvements	25,122	25,122		3,015	Penalty	0																
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00																
TIF Project ID	0	Total Value	27,766	27,766		3,332	Total Taxable	3,332 262.00																
Assessment History																								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																	
2025	2025-300005494	RIDLING, ALEXISS	201	27,766	0	3,332	262.00																	
2024	2024-300005494	KRAUS, RICKEY &	201	30,084	0	3,373	275.00																	
2023	2023-300005494	KRAUS, RICKEY &	201	28,592	1000	2,212	183.00																	
2022	2022-300005494	KRAUS, RICKEY &	201	25,993	1000	2,119	174.00																	
2021	2021-300005494	KRAUS, RICKEY &	201	26,511	1000	2,040	168.00																	
2020	2020-300005494	KRAUS, RICKEY &	201	25,762	1000	1,951	161.00																	
2019	2019-0005494	KRAUS, RICKEY &	201	25,762		1,865	155.00																	
2018	2018-0005494	KRAUS, RICKEY &	201	25,762		1,782	148.00																	
2017	2017-0005494	KRAUS, RICKEY &	201	25,762		1,701	141.00																	
2016	2016-0005494	KRAUS, RICKEY &	201	25,762		1,622	138.00																	
2015	2015-0005494	KRAUS, RICKEY &	201	25,848		1,546	123.00																	
2014	2014-0005494	KRAUS, RICKEY &	201	25,848		1,472	118.00																	
2013	2013-0005494	KRAUS, RICKEY &	201	20,000		1,400	112.00																	



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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	75 x 117.5	
Lot Count		
Units Buildable	2644	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	8,812.50 x .30 = 2,644	
Factor Value		
Adjustments		
Lot Value	2,644	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.65 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	936 / 936
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	2 / 1.0 /
Basement Area	
Garage Type	420 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1944 / 82

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	90.15	Total Misc Impr	+ 1,938
Roofing Adj	+ 4.22	Garage Cost	+ 13,595
Subfloor Adj	+ 0.73	Total RCN	= 119,934
Heat/Cool Adj	+ 10.07	Depreciation (80%)	- 95,947
Plumbing Adj	+ 6.37	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 23,987
Adj Base Cost	= 111.54	Lot Value	+ 2,644
Total Area	x 936	Indicated Value	= 26,631
Adjusted Cost	= 104,401	Value Per SqFt	28.45

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	23,987		
Lot Value	2,644		
Indicated Value	26,631	28.45	Per SqFt
Agland Value			
Site Improvements	89		
Total Value	26,720	28.55	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	3639	10x5	1944	50	37.64		1,882
PATO	Slab Porch - Open	3640	3x2	1944	6	9.40		56



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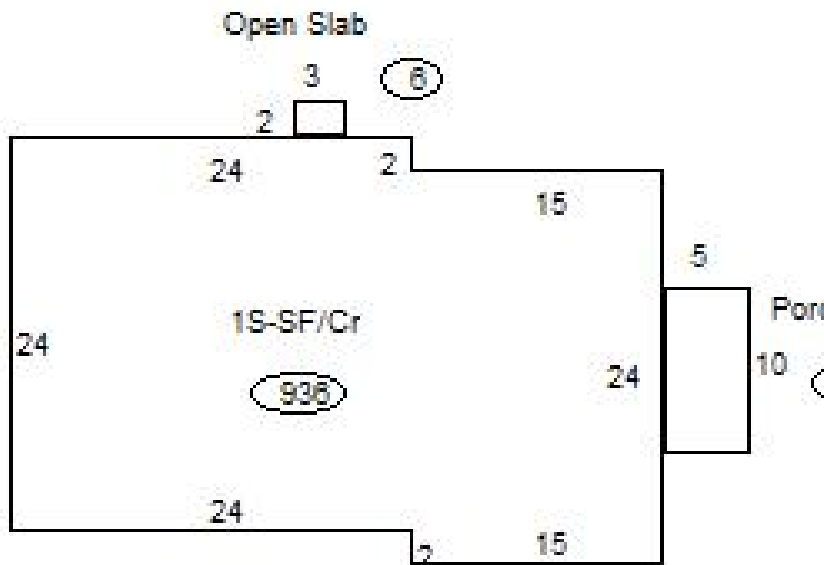
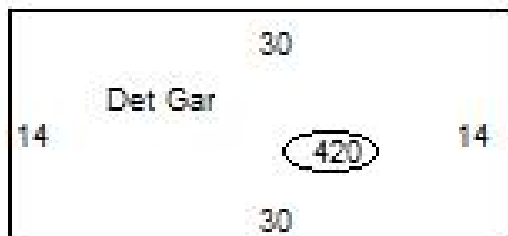
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	936	1.000	936
2	M	RSPC		20	Porch	50	1.000	50
3	M	PATO		20	Open Slab	6	1.000	6
4	G	2		20	Det Gar	420	1.000	420
Total Building Area						936		936



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete /SIDEWALK	22x3x0	Concrete		66
	Qual	2	Cond 2	Year 1944	Eff Age 98	
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (6.74 x 66)	445		445	356
						89