



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	300005495													
Parcel ID	1070-00-212-001-0-001-00													
Cadastral ID	1070-212-001-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	2											
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14770													
RICE, CHRIS &/OR CHRISTINE														
P O BOX 126 BUFFALO OK 73834-0000														
Parcel Location														
Situs	00419 NE THIRD ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0001 / 0212	Parcel Size	1 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG\MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.83770560 -99.62967120														
MILLERS ADD BLOCK 212 LOTS 1-3-5-7														
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	681/359	SEWARD, CONNIE	06/06/2012	500	16					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	3,525	3,525	12%	423	Assessed	2,938	231.34					
Year Frozen		Improvements	27,234	20,958		2,515	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-78.00					
TIF Project ID	0	Total Value	30,759	24,483		2,938	Total Taxable	1,938	153.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005495	RICE, CHRIS &/OR CHRISTINE	201	30,759	1000	1,852	146.00							
2024	2024-300005495	RICE, CHRIS &/OR CHRISTINE	201	33,402	1000	1,769	144.00							
2023	2023-300005495	RICE, CHRIS &/OR CHRISTINE	201	30,446	1000	1,689	140.00							
2022	2022-300005495	RICE, CHRIS &/OR CHRISTINE	201	21,754	1000	1,610	132.00							
2021	2021-300005495	RICE, CHRIS AND OR CHRISTINE	201	22,322	1000	1,679	139.00							
2020	2020-300005495	RICE, CHRIS AND OR CHRISTINE	201	22,286	1000	1,674	138.00							
2019	2019-0005495	RICE, CHRIS AND OR CHRISTINE	201	22,286		1,674	139.00							
2018	2018-0005495	RICE, CHRIS AND OR CHRISTINE	201	22,286		1,674	139.00							
2017	2017-0005495	RICE, CHRIS AND OR CHRISTINE	201	22,286		1,674	139.00							
2016	2016-0005495	RICE, CHRIS AND OR CHRISTINE	201	22,286		1,674	142.00							
2015	2015-0005495	RICE, CHRIS AND OR CHRISTINE	201	22,353		1,682	134.00							
2014	2014-0005495	RICE, CHRIS AND OR CHRISTINE	201	22,353		1,682	135.00							
2013	2013-0005495	RICE, CHRIS AND OR CHRISTINE	201	24,808		1,977	157.00							



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Lot Data		Square-Foot - BUFFALO ORIGMILLERS
Lot Size	100	x 117.5
Lot Count		
Units Buildable	3525	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	11,750.00 x .30 = 3,525	
Factor Value		
Adjustments		
Lot Value	3,525	



HOUSE / PATIO 3/4/2024

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.75 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,020 / 1,020
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	2 / 1.0 /
Basement Area	
Garage Type	560 Detached Garage - Finished
Remodel	
Year/Eff Age	1945 / 81

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	89.83	Total Misc Impr	+ 856
Roofing Adj	+ 4.19	Garage Cost	+ 20,001
Subfloor Adj	+ 0.52	Total RCN	= 125,040
Heat/Cool Adj	+ 1.65	Depreciation (79%)	- 98,782
Plumbing Adj	+ 5.96	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 26,258
Adj Base Cost	= 102.14	Lot Value	+ 3,525
Total Area	x 1,020	Indicated Value	= 29,783
Adjusted Cost	= 104,183	Value Per SqFt	29.20

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	26,258		
Lot Value	3,525		
Indicated Value	29,783	29.20	Per SqFt
Agland Value			
Site Improvements			
Total Value	29,783	29.20	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Patio - Open	11657	15x6	1945	90	9.51		856



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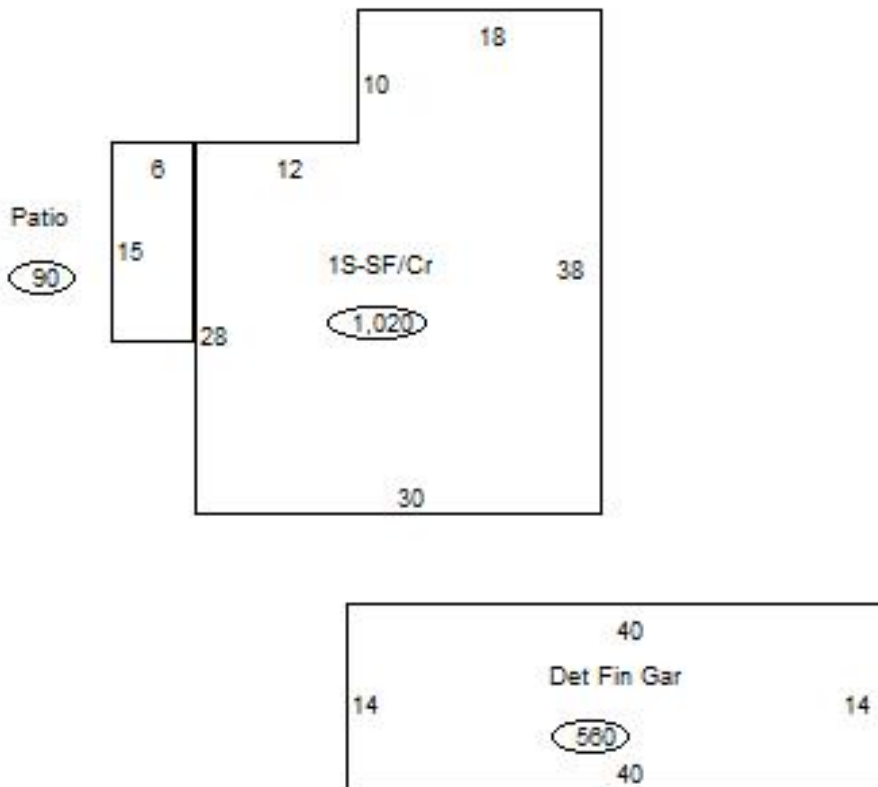
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Sketch Image

300005495



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,020	1.000	1,020
2	G	6		20	Det Fin Gar	560	1.000	560
3	M	PATO		20	Patio	90	1.000	90
Total Building Area						1,020		1,020