



# 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	300005496													
Parcel ID	1070-00-212-002-0-001-00													
Cadastral ID	1070-212-002-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area 2												
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14771													
RICE, JOHNATHON														
P O BOX 126 BUFFALO OK 73834-0000														
Parcel Location														
Situs	00424 NE FOURTH ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0002 / 0212	Parcel Size 3 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
HOUSE / SLAB PORCH 3/4/2024														
Legal Description Lat/Long: 36.83901271 -99.62775971														
MILLERS ADD BLOCK 212 LOTS 2-4-6 **TAX WARRANT BK 785 PG 95**														
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					
					698/8	SHAW, GEORGE, JR.	05/13/2014	2,500	21					
					690/98	HARRIS, DEVIN	05/22/2013	1,000	16					
					646/88	MORRIS, ANNITTA F.	01/06/2009	5,000	04					
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	3,481	274.09					
Year Frozen		Improvements	40,023	26,362		3,164	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	42,667	29,006		3,481	Total Taxable	3,481	274.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005496	RICE, JOHNATHON	201	42,667	0	3,315	261.00							
2024	2024-300005496	RICE, JOHNATHON	201	40,512	0	3,157	257.00							
2023	2023-300005496	RICE, JOHNATHON	201	36,769	0	3,007	249.00							
2022	2022-300005496	RICE, JOHNATHON	201	31,821	0	2,864	236.00							
2021	2021-300005496	RICE, JOHNATHON	201	20,359	0	1,483	122.00							
2020	2020-300005496	RICE, JOHNATHON	201	19,546	0	1,413	116.00							
2019	2019-0005496	RICE, JOHNATHON	201	19,546		1,346	112.00							
2018	2018-0005496	RICE, JOHNATHON	201	19,546		1,281	106.00							
2017	2017-0005496	RICE, JOHNATHON	201	19,546		1,221	102.00							
2016	2016-0005496	RICE, JOHNATHON	201	19,546		1,162	99.00							
2015	2015-0005496	RICE, JOHNATHON	201	9,227		1,107	88.00							
2014	2014-0005496	RICE, JOHNATHON	201	7,198		864	69.00							
2013	2013-0005496	SHAW, GEORGE, JR.	201	22,584		630	50.00							



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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	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	850 / 850
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	4 Metal, Preformed
Area on Slab	850
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	525 Attached Garage - Finished
Remodel	EXTWALL -
Year/Eff Age	1948 / 69

HOUSE / SLAB PORCH	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	95.97	Total Misc Impr	+ 2,924
Roofing Adj	+ 5.46	Garage Cost	+ 17,676
Subfloor Adj	+ -2.17	Total RCN	= 112,817
Heat/Cool Adj	+ 1.73	Depreciation ( 69%)	- 77,844
Plumbing Adj	+ 7.51	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 34,973
Adj Base Cost	= 108.49	Lot Value	+ 2,644
Total Area	x 850	Indicated Value	= 37,617
Adjusted Cost	= 92,217	Value Per SqFt	44.26

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	34,973		
Lot Value	2,644		
Indicated Value	37,617	44.26	Per SqFt
Agland Value			
Site Improvements	1,920		
Total Value	39,537	46.51	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WDBS	Wood Burning Stove	0		1 1970	1	1,874.09		1,874
PATO	Raised Slab Porch - Open	8070	18x6	1948	108	9.72		1,050



Harper

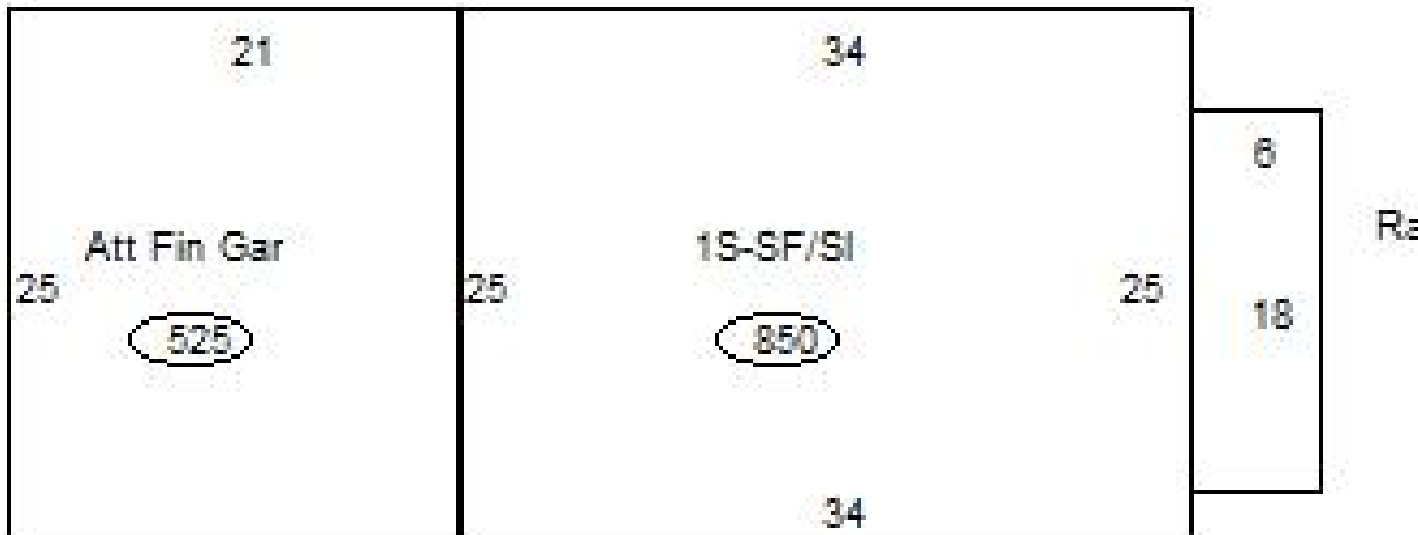
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	850	1.000	850
2	G	5		20	Att Fin Gar	525	1.000	525
3	M	PATO		20	Raised Slab	108	1.000	108
<b>Total Building Area</b>						850		850



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LNTO	Ag. Lean-To	19x12x6	Concrete	Formed Metal	228	
	Qual	3	Cond 3	Year 2000	Eff Age 26		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (11.09 x 228)		2,529		2,529	2,023	506
	SHDS	Shed - Small	15x12x8	Concrete	Galvanized Metal	195	
	Qual	3	Cond 3	Year 1999	Eff Age 27		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (71% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (19.58 x 195)		3,818		3,818	2,711	1,107
	SHDS	Storage	10x6x6	Dirt	Galvanized Metal	60	
	Qual	3	Cond 3	Year 1995	Eff Age 31		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (78% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (23.26 x 60)		1,396		1,396	1,089	307