



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:07:59  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300005501 <b>Parcel ID</b> 1070-00-212-017-0-001-00 <b>Cadastral ID</b> 1070-212-017-00-0-001-00 <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> 25563 CALDWELL, ROBERT & ADA  PO BOX 23 LAVERNE OK 73848-  <b>Parcel Location</b> <b>Situs</b> 00405 NE THIRD ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0017 / 0212 <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					<p>1070-00-212-017-0-001-00 02/26/24</p>																																																																																																																				
HOUSE / SHED 3/4/2024																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.83750692 -99.63077848 MILLERS ADD BLOCK 212 LOTS 17-19 BOOK 782 PAGE 250 RESALE DEED					<b>Building Permits</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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 Time 07:07:59  
 Page 2

Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
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	

Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

1070-00-212-017-0-001-00 02/26/24  
 HOUSE / SHED 3/4/2024

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	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 1,763
Total Area	x	Indicated Value	= 1,763
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	1,763		
Indicated Value	1,763	0.00	Per SqFt
Agland Value			
Site Improvements	5,766		
Total Value	7,529	0.00	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value



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 Page 3

300005501

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	MGWH	Worker Housing (Bunk House)/ OLD HOUSE	26x26x8	Concrete	Composition Roll	676
	Qual 3	Cond 3	Year 1950	Eff Age 76		
	<b>Valuation Summary</b> Base Cost (42.24 x 676) 28,554		<b>Modifier Total</b>	<b>RCN</b> 28,554	<b>Depr (80% Phys/ % Func)</b> 22,843	<b>RCNLD</b> 5,711
	PATO	Slab Porch - Open	5x4x0	Concrete		20
	Qual 3	Cond 3	Year 1950	Eff Age 76		
	<b>Valuation Summary</b> Base Cost (9.78 x 20) 196		<b>Modifier Total</b>	<b>RCN</b> 196	<b>Depr (80% Phys/ % Func)</b> 157	<b>RCNLD</b> 39
	PATO	Slab Porch - Open	4x2x0	Concrete		8
	Qual 3	Cond 3	Year 1950	Eff Age 76		
	<b>Valuation Summary</b> Base Cost (9.78 x 8) 78		<b>Modifier Total</b>	<b>RCN</b> 78	<b>Depr (80% Phys/ % Func)</b> 62	<b>RCNLD</b> 16