




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:08:01
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Assessment Data					Primary Image																																																																																																																				
Account 300005503 Parcel ID 1070-00-212-021-0-001-00 Cadastral ID 1070-212-021-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 2 Tax Area 201 - 4T-BUFFALO-C Name ID 14776 CALDWELL, ROBERT & ADA DARRAH P O BOX 23 LAVERNE OK 73848-0000 Parcel Location Situs 00403 NE THIRD ST Subdivision MILLER'S ADDN Lot/Block 0021 / 0212 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					 <p>1070-00-212-021-0-001-00 02/26/24</p>																																																																																																																				
HOUSE 3/4/2024																																																																																																																									
Legal Description Lat/Long: 36.83712804 -99.62855990 MILLERS ADD BLOCK 212 LOTS 21 & 23 BOOK 694 PAGE 492					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																																																																																																											
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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	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	754 / 754
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	336 Detached Garage - Finished
Remodel	
Year/Eff Age	1940 / 95

HOUSE 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	96.91	Total Misc Impr	+ 2,071
Roofing Adj	+ 5.16	Garage Cost	+ 12,386
Subfloor Adj	+ 1.15	Total RCN	= 99,252
Heat/Cool Adj	+ 1.56	Depreciation (80%)	- 79,402
Plumbing Adj	+ 7.68	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 19,850
Adj Base Cost	= 112.46	Lot Value	+ 1,763
Total Area	x 754	Indicated Value	= 21,613
Adjusted Cost	= 84,795	Value Per SqFt	28.66

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	19,850		
Lot Value	1,763		
Indicated Value	21,613	28.66	Per SqFt
Agland Value			
Site Improvements			
Total Value	21,613	28.66	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	3666	12x8	1940	96	20.42		1,960
PATO	Slab Porch - Open	3667	4x3	1940	12	9.25		111



Harper

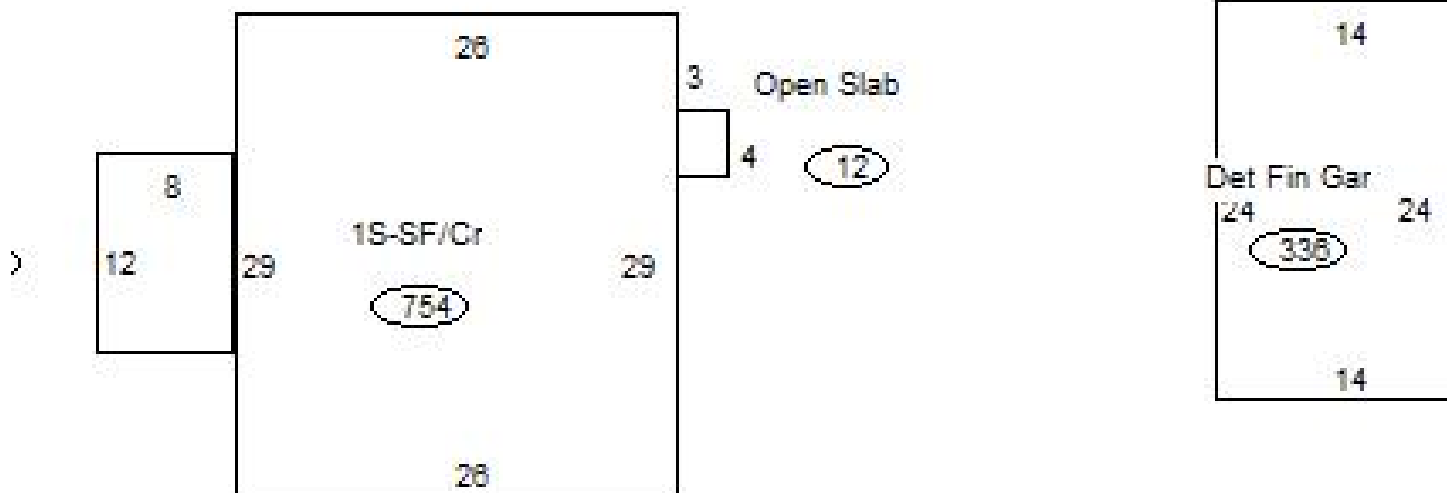
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Sketch Image

300005503



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	754	1.000	754
2	M	PRCH		20	Covered Slab	96	1.000	96
3	M	PATO		20	Open Slab	12	1.000	12
4	G	6		20	Det Fin Gar	336	1.000	336
Total Building Area						754		754