



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 300005504 <b>Parcel ID</b> 1070-00-213-001-0-001-00 <b>Cadastral ID</b> 1070-213-001-00-0-001-00 <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> 25510 LEONARD, JAMES C.FAMILY TRUST TRUSTEE: JAMES C. LEONARD  PO BOX 232 BUFFALO OK 73834-  <b>Parcel Location</b> <b>Situs</b> 00419 NE FOURTH ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0001 / 0213 <b>Parcel Size</b> 10 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO					<p>MOBILE HOME 3/11/2024</p>														
<b>Legal Description</b> Lat/Long: 36.83817613 -99.63011433 MILLERS ADD BLOCK 213 LOTS 1 THRU 10 BOOK 781 PAGE 23 QCD																			
Exemptions					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														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
					781/23	LEONARD, JAMES C.	03/25/2024		16										
					769/9	LEONARD, CAROLYN B.	06/27/2022		04										
					482/433	JOHN C. LEONARD	04/12/1993	6,000	U										
Parcel Valuation																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	78.740	<b>Current Tax</b>										
<b>Remove Cap</b>	2025		<b>Land Value</b>	8,813	8,813	12%	<b>Assessed</b>	8,865	698.03										
<b>Year Frozen</b>			<b>Improvements</b>	53,904	53,904		<b>Penalty</b>	0											
<b>Uncapped Value</b>	0		<b>Mobile Home</b>	11,155	11,155		<b>Exemption</b>	0	0.00										
<b>TIF Project ID</b>	0		<b>Total Value</b>	73,872	73,872		<b>Total Taxable</b>	8,865	698.00										
Assessment History																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-300005504	LEONARD, JAMES C.FAMILY TRUST			201	73,872	0	8,865	698.00										
2024	2024-300005504	LEONARD, JAMES C.FAMILY TRUST			201	78,404	0	8,955	729.00										
2023	2023-300005504	LEONARD, JAMES C.			201	75,428	0	8,529	706.00										
2022	2022-300005504	LEONARD, JAMES C.			201	67,689	0	8,123	668.00										
2021	2021-300005504	LEONARD, CAROLYN B.			201	66,388	0	7,967	658.00										
2020	2020-300005504	LEONARD, CAROLYN B.			201	65,004	0	7,801	642.00										
2019	2019-0005504	LEONARD, CAROLYN B.			201	65,004		7,801	647.00										
2018	2018-0005504	LEONARD, CAROLYN B.			201	65,004		7,801	647.00										
2017	2017-0005504	LEONARD, CAROLYN B.			201	66,108		7,933	660.00										
2016	2016-0005504	LEONARD, CAROLYN B.			201	67,067		7,804	664.00										
2015	2015-0005504	LEONARD, CAROLYN B.			201	65,012		7,433	590.00										
2014	2014-0005504	LEONARD, CAROLYN B.			201	66,188		7,078	567.00										
2013	2013-0005504	LEONARD, CAROLYN B.			201	83,266		6,742	537.00										



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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	250 x 117.5	
Lot Count		
Units Buildable	8813	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	29,375.00 x .30 = 8,813	
Factor Value		
Adjustments		
Lot Value	8,813	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,597 / 1,597
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	255 Carport - Gable Roof
Remodel	
Year/Eff Age	1965 / 61

HOUSE	3/4/2024
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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	77.77	Total Misc Impr	+ 7,636
Roofing Adj	+ 3.19	Garage Cost	+ 1,418
Subfloor Adj	+ 1.86	Total RCN	= 163,324
Heat/Cool Adj	+ 8.78	Depreciation ( 68%)	- 111,060
Plumbing Adj	+ 5.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 52,264
Adj Base Cost	= 96.60	Lot Value	+ 8,813
Total Area	x 1,597	Indicated Value	= 61,077
Adjusted Cost	= 154,270	Value Per SqFt	38.24

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	52,264		
Lot Value	8,813		
Indicated Value	61,077	38.24	Per SqFt
Agland Value			
Site Improvements	332		
Total Value	61,409	38.45	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	3670	22x6	1965	132	8.49		1,121
PATC	Patio - Covered	10710	38x15	2006	570	11.43		6,515



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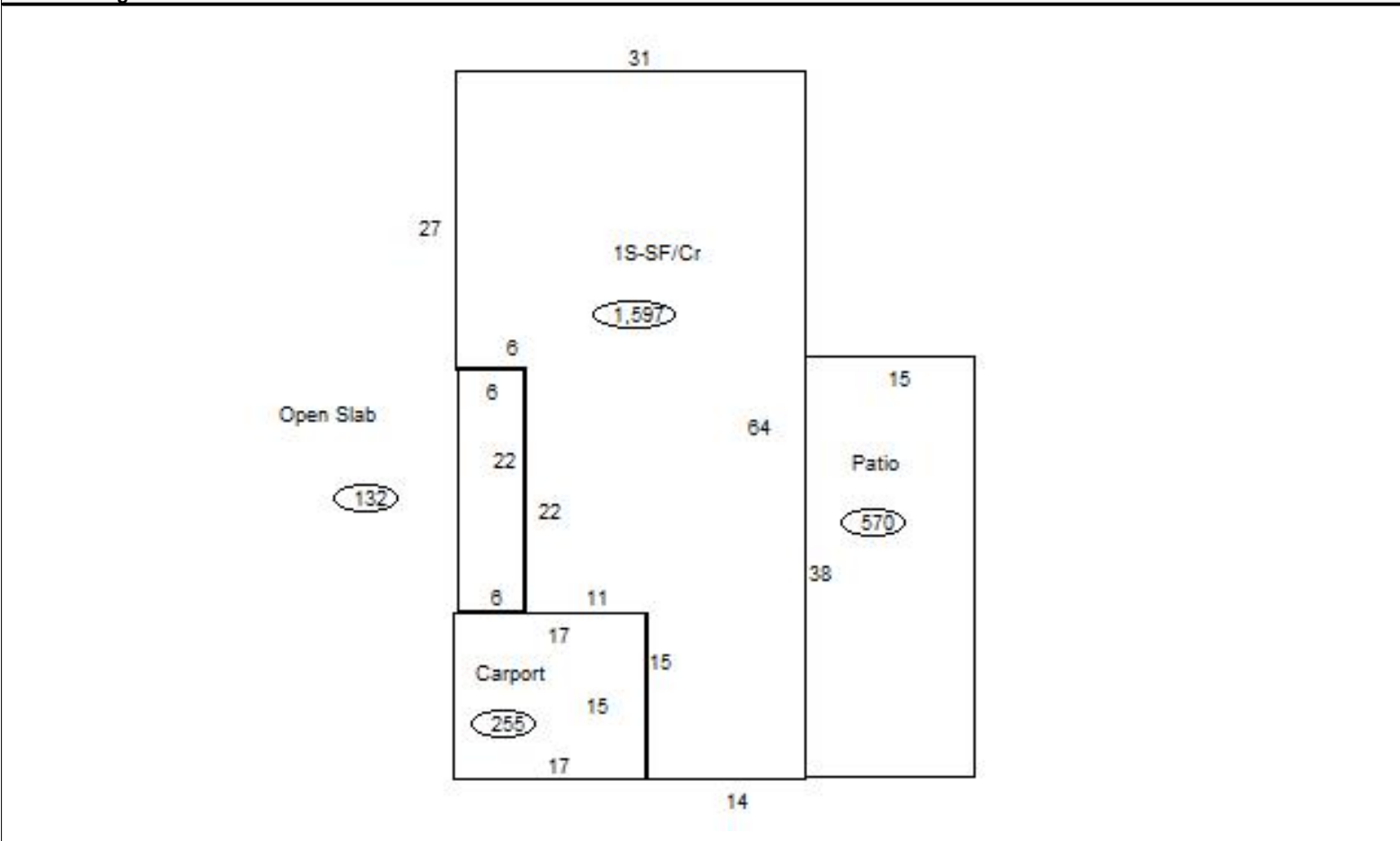
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Sketch Image

300005504



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	3		20	Carport	255	1.000	255
2	M	PATO		20	Open Slab	132	1.000	132
3	R	1	Crawl	20	1S-SF/Cr	1,597	1.000	1,597
4	M	PATC		20	Patio	570	1.000	570
<b>Total Building Area</b>						1,597		1,597



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Storage	10x8x8	Dirt	Galvanized Metal	80
	Qual	3	Cond 3	Year 1980	Eff Age 46	

Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (20.72 x 80)	1,658		1,658	1,326
				332



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<b>Lot Data</b>		<b>Primary Image</b>																																									
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities  Method Base Lot Value Factor Value Adjustments Lot Value		 <p>1070-00-213-001-0-001-00 02/26/24</p>																																									
<b>Residential Data</b>																																											
Type 6 Mobile Home 56 x 14 Condition 3 - Average Quality 3 - Average Architecture SWMH Singlewide MH Style 100% Single Wide Exterior Wall 100% Aluminum Sheet Base/Total Area 784 / 784 Style 100% Single Wide 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 Remodel Year/Eff Age 1975 / 51		MOBILE HOME 3/11/2024																																									
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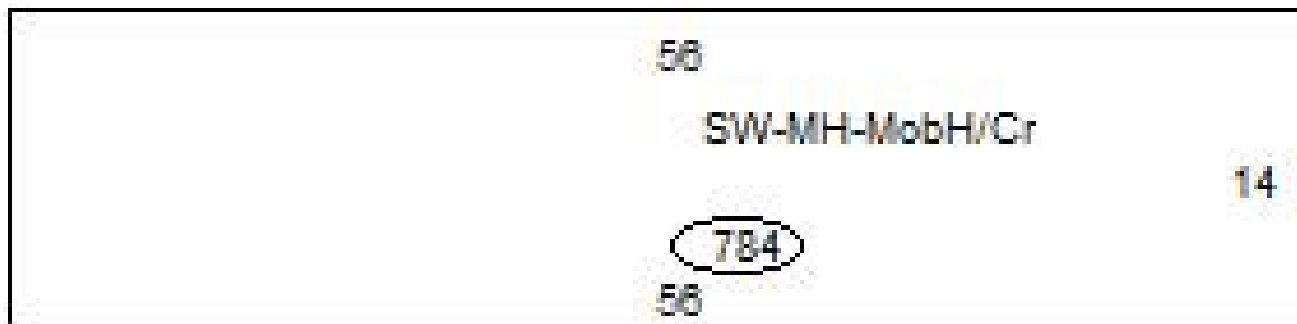
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13	Crawl	20	SW-MH-MobH/Cr	784	1.000	784
<b>Total Building Area</b>						784		784