




# 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> 300005510 <b>Parcel ID</b> 1070-00-214-017-0-001-00 <b>Cadastral ID</b> 1070-214-017-00-0-001-00 <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> 14782 REICHWALD, JAMES & DEBRA  P O BOX 148 BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 503 E Adams St <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0017 / 0214 <b>Parcel Size</b> 4 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO					 <p>1070-00-214-017-0-001-00 02/26/24</p>														
HOUSE 3/4/2024																			
<b>Legal Description</b> Lat/Long: 36.83841694 -99.62876924					<b>Building Permits</b>														
MILLERS ADD BLOCK 214 LOTS 17-19-21-23					<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															
<b>Exemptions</b>					<b>Sale History</b>														
<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>										
H	Homestead	Yes	1,000	1,000	710/1	BATT, LISA, ETAL	07/17/2015	62,400	07										
<b>Parcel Valuation</b>																			
<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>										
Remove Cap			Land Value 3,525	3,525	12%	423	Assessed	7,967	627.32										
Year Frozen			Improvements 62,869	62,869		7,544	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-78.00										
TIF Project ID	0		Total Value 66,394	66,394		7,967	Total Taxable	6,967	549.00										
<b>Assessment History</b>																			
<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	2025-300005510	REICHWALD, JAMES & DEBRA			201	66,394	1000	6,830	538.00										
2024	2024-300005510	REICHWALD, JAMES & DEBRA			201	72,745	1000	6,602	538.00										
2023	2023-300005510	REICHWALD, JAMES & DEBRA			201	68,040	0	7,380	610.00										
2022	2022-300005510	REICHWALD, JAMES & DEBRA			201	58,574	0	7,029	578.00										
2021	2021-300005510	REICHWALD, JAMES & DEBRA			201	58,391	0	7,007	578.00										
2020	2020-300005510	REICHWALD, JAMES & DEBRA			201	57,755	0	6,931	570.00										
2019	2019-0005510	REICHWALD, JAMES & DEBRA			201	59,747		7,170	594.00										
2018	2018-0005510	POWELL, RANDY			201	61,740		7,409	614.00										
2017	2017-0005510	POWELL, RANDY			201	62,400		7,488	623.00										
2016	2016-0005510	POWELL, RANDY			201	62,400		7,488	637.00										
2015	2015-0005510	POWELL, RANDY			201	40,953		3,759	298.00										
2014	2014-0005510	BATT, LISA, ETAL			201	40,953		3,580	287.00										
2013	2013-0005510	BATT, LISA, ETAL			201	49,507		3,410	272.00										




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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
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	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,208 / 1,208
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	6 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	1,064 Total, 1,064 Partition
Garage Type	
Remodel	
Year/Eff Age	1946 / 72

HOUSE 3/4/2024

### 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		

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	65,215		
Lot Value	3,525		
Indicated Value	68,740	56.90	Per SqFt
Agland Value			
Site Improvements	5,280		
Total Value	74,020	61.27	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	92.69	Total Misc Impr	+ 34,404
Roofing Adj	+ 4.78	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 224,881
Heat/Cool Adj	+ 12.33	Depreciation ( 71%)	- 159,666
Plumbing Adj	+ 7.12	Lump Sums	+ 0
Basement Adj	+ 40.76	RCNLD	= 65,215
Adj Base Cost	= 157.68	Lot Value	+ 3,525
Total Area	x 1,208	Indicated Value	= 68,740
Adjusted Cost	= 190,477	Value Per SqFt	56.90

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	3690	460	1946	460	42.08		19,357
PATC	Patio - Covered	7908	15x10	1995	150	18.50		2,775
EPSW	Enclosed Porch - Solid Wall	11662	19x10		190	64.59		12,272



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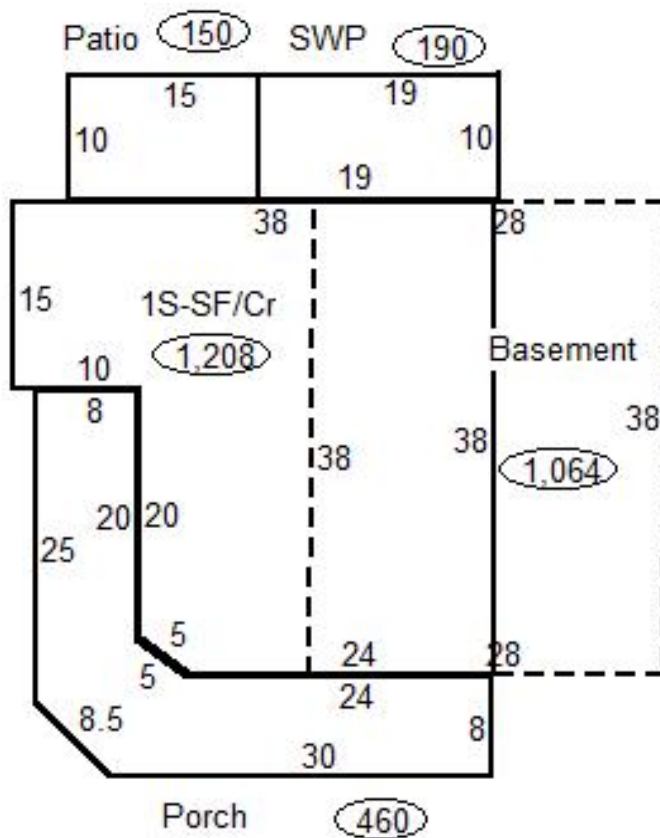
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,208	1.000	1,208
2	M	RSPC		20	Porch	460	1.000	460
3	B	2		20	Basement	1,064	1.000	1,064
4	M	PATC		20	Patio	150	1.000	150
5	M	EPSW		20	SWP	190	1.000	190
<b>Total Building Area</b>						1,208		1,208



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SOLP	Solar Panels	0x0x0			29
	Qual 3	Cond 3	Year 2020	Eff Age 6		

Valuation Summary	Modifier Total	RCN	Depr (32% Phys/ % Func)	RCNLD
Base Cost (267.75 x 29)	7,765		7,765	2,485
				5,280