



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:08:09  
 Page 1

Assessment Data					Primary Image														
<b>Account</b> 300005511 <b>Parcel ID</b> 1070-00-215-001-0-001-00 <b>Cadastral ID</b> 1070-215-001-00-0-001-00 <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> 14783 HOFFMAN, MARK & ANN HOFFMAN  810 2ND ST ALVA OK 73717-  <b>Parcel Location</b> <b>Situs</b> 00423 NE SIXTH ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0001 / 0215 <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>1070-00-215-001-0-001-00 02/22/24</p>														
HOUSE 3/4/2024																			
<b>Legal Description</b> Lat/Long: 36.83393492 -99.62239584					<b>Building Permits</b>														
MILLERS ADD. BLOCK 215 LOTS 1 THRU 10					<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	No	1,000		532/58	HOWELL, PAT ETAL	05/05/1997	44,000	MQ										
<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	8,813	8,813	12%	1,058	Assessed	7,989	629.05											
Year Frozen	Improvements	63,104	57,760		6,931	Penalty	0												
Uncapped Value	Mobile Home	0	0		0	Exemption	0	0.00											
TIF Project ID	Total Value	71,917	66,573		7,989	Total Taxable	7,989	629.00											
<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	2025-300005511	HOFFMAN, MARK &			201	71,917	0	7,609	599.00										
2024	2024-300005511	HOFFMAN, MARK &			201	75,648	1000	6,246	509.00										
2023	2023-300005511	HOFFMAN, MARK &			201	62,690	1000	6,036	499.00										
2022	2022-300005511	HOFFMAN, MARK &			201	56,919	1000	5,831	480.00										
2021	2021-300005511	HOFFMAN, MARK &			201	58,281	1000	5,947	491.00										
2020	2020-300005511	HOFFMAN, MARK &			201	56,203	1000	5,745	473.00										
2019	2019-0005511	HOFFMAN, MARK &			201	56,203		5,745	476.00										
2018	2018-0005511	HOFFMAN, MARK &			201	56,203		5,745	476.00										
2017	2017-0005511	HOFFMAN, MARK &			201	57,258		5,872	488.00										
2016	2016-0005511	HOFFMAN, MARK &			201	58,314		5,998	510.00										
2015	2015-0005511	HOFFMAN, MARK &			201	56,615		5,794	460.00										
2014	2014-0005511	HOFFMAN, MARK &			201	57,675		5,751	461.00										
2013	2013-0005511	HOFFMAN, MARK &			201	64,617		5,555	442.00										



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:08:09  
 Page 2

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	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,484 / 1,484
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	832 Detached Garage - Finished
Remodel	
Year/Eff Age	1965 / 61

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	81.98	Total Misc Impr	+ 6,327
Roofing Adj	+ 3.97	Garage Cost	+ 31,612
Subfloor Adj	+ 0.00	Total RCN	= 187,853
Heat/Cool Adj	+ 10.77	Depreciation ( 63%)	- 118,347
Plumbing Adj	+ 4.30	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 69,506
Adj Base Cost	= 101.02	Lot Value	+ 8,813
Total Area	x 1,484	Indicated Value	= 78,319
Adjusted Cost	= 149,914	Value Per SqFt	52.78

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	69,506		
Lot Value	8,813		
Indicated Value	78,319	52.78	Per SqFt
Agland Value			
Site Improvements	17,415		
Total Value	95,734	64.51	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	3694	11x5	1965	55	40.27		2,215
PATC	Patio - Covered	3695	26x12	1985	312	13.18		4,112



Harper

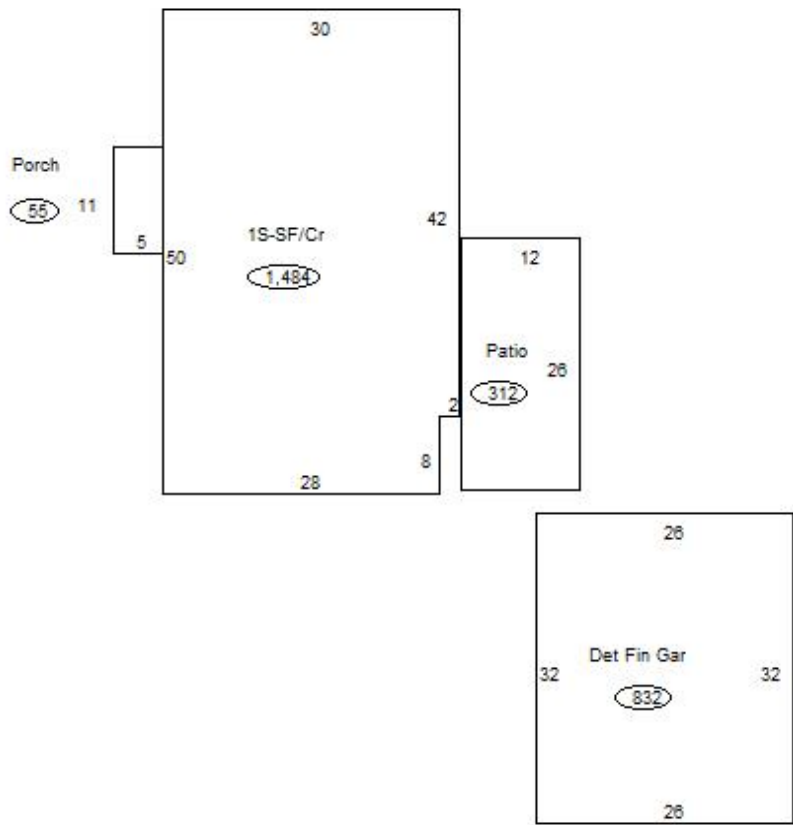
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:08:09  
 Page 3

Sketch Image

300005511



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,484	1.000	1,484
2	M	RSPC		20	Porch	55	1.000	55
3	M	PATC		20	Patio	312	1.000	312
4	G	6		20	Det Fin Gar	832	1.000	832
<b>Total Building Area</b>						<b>1,484</b>		<b>1,484</b>



# Harper




## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:08:09  
 Page 4

300005511

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPRV	BOAT STORAGE	30x18x12	Dirt	Formed Metal	540
	Qual	3	Cond 3	Year 2016	Eff Age 10	
	Valuation Summary		Modifier Total	RCN	Depr (47% Phys/ % Func)	RCNLD
	Base Cost (6.58 x 540)		3,553		3,553	1,670
	UTIL	Utility Building	36x32x10	Concrete	Formed Metal	1,152
	Qual	3	Cond 3	Year 2003	Eff Age 23	
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
	Base Cost (26.45 x 1,152)		30,470		30,470	15,844
	SHDS	Shed - Small	32x15x8	Dirt	Galvanized Metal	480
	Qual	2	Cond 2	Year 1985	Eff Age 49	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (9.44 x 480)		4,531		4,531	3,625