




# 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> 300005522 <b>Parcel ID</b> 1070-00-227-016-0-001-00 <b>Cadastral ID</b> 1070-227-016-00-0-001-00 <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> 24590 MUSSMAN, LARRY BRAD  PO BOX 1201 BUFFALO OK 73834  <b>Parcel Location</b> <b>Situs</b> 00510 E FORESTER ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0016 / 0227 <b>Parcel Size</b> 5 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO					 <p>1070-00-227-016-0-001-00 02/26/24</p>																																																	
<b>OPEN FACE SHED</b> <span style="float: right;">3/4/2024</span>																																																						
<b>Legal Description</b> Lat/Long: 36.84021040 -99.63044088					<b>Building Permits</b>																																																	
MILLER'S ADD. BLOCK 227 LOTS 16-18-20-22-24 BOOK 760 PAGE 795					<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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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<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>																																													
					760/795	BARTON, BILLIE G.	06/14/2021	2,000	21																																													
					608/627	PAINTER, RONALD G.	04/13/2005	1,500	U																																													
					583/426	VANDORN, ROGER	05/15/2003	1,500	U																																													
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>78.740</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2022</td> <td>Land Value 4,406</td> <td>4,406</td> <td>12%</td> <td>529</td> <td>Assessed 647</td> <td>647</td> <td>50.94</td> </tr> <tr> <td>Year Frozen</td> <td> </td> <td>Improvements 981</td> <td>981</td> <td> </td> <td>118</td> <td>Penalty 0</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption 0</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 5,387</td> <td>5,387</td> <td> </td> <td>647</td> <td>Total Taxable 647</td> <td>647</td> <td>51.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	Remove Cap	2022	Land Value 4,406	4,406	12%	529	Assessed 647	647	50.94	Year Frozen		Improvements 981	981		118	Penalty 0	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption 0	0	0.00	TIF Project ID	0	Total Value 5,387	5,387		647	Total Taxable 647	647	51.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-300005522	MUSSMAN, LARRY BRAD	201	5,387	0	647	51.00																																															
2024	2024-300005522	MUSSMAN, LARRY BRAD	201	5,356	0	643	52.00																																															
2023	2023-300005522	MUSSMAN, LARRY BRAD	201	5,434	0	652	54.00																																															
2022	2022-300005522	MUSSMAN, LARRY BRAD	201	5,312	0	638	52.00																																															
2021	2021-300005522	MUSSMAN, LARRY BRAD	201	5,312	0	634	52.00																																															
2020	2020-300005522	BARTON, BILLIE G.	201	5,032	0	604	50.00																																															
2019	2019-0005522	BARTON, BILLIE G.	201	5,032		604	50.00																																															
2018	2018-0005522	BARTON, BILLIE G.	201	5,032		604	50.00																																															
2017	2017-0005522	BARTON, BILLIE G.	201	5,032		604	50.00																																															
2016	2016-0005522	BARTON, BILLIE G.	201	5,032		604	51.00																																															
2015	2015-0005522	BARTON, BILLIE G.	201	5,032		604	48.00																																															
2014	2014-0005522	BARTON, BILLIE G.	201	5,032		604	48.00																																															
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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	125 x 117.5	 <p>1070-00-227-016-0-001-00 02/26/24</p>
Lot Count		
Units Buildable	4406	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	14,687.50 x .30 = 4,406	
Factor Value		
Adjustments		
Lot Value	4,406	

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	/

OPEN FACE 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	+ 4,406
Total Area	x	Indicated Value	= 4,406
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	4,406		
Indicated Value	4,406	0.00	Per SqFt
Agland Value			
Site Improvements	4,072		
Total Value	8,478	0.00	Total Value Per SqFt

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



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	16x10x8		Formed Metal	160	
	Qual	3	Cond 3	Year 2025	Eff Age 1		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (20.89 x 160)		3,342		3,342	167	3,175
	LOAF	Loafing Shed	30x12x6	Dirt	Galvanized Metal	360	
	Qual	3.75	Cond 3.75	Year 2000	Eff Age 22		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (63% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (6.73 x 360)		2,423		2,423	1,526	897