



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:08:27  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300005530 <b>Parcel ID</b> 1070-00-228-019-0-001-00 <b>Cadastral ID</b> 1070-228-019-00-0-001-00 <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> 14793 HOOVER, LINDA S. LIVING TRUST TRUSTEE: LINDA S. HOOVER  P O BOX 358 BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 00503 NE SECOND ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0019 / 0228 Parcel Size 3 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO					<p>1070-00-228-019-0-001-00 02/26/24</p>																																																																																																																				
HOUSE & PORCH 3/4/2024																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.83976860 -99.63034244 MILLERS ADD. BLOCK 228 LOTS 19-21-23 BOOK 755 PAGE 708					<b>Building Permits</b> <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> <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						<b>Sale History</b> <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>725/295</td> <td>PATTON, ULA LEA</td> <td>04/12/2017</td> <td>20,000</td> <td>QV</td> </tr> <tr> <td>684/38</td> <td>ISHMAEL, MARY M.</td> <td>07/10/2012</td> <td>24,000</td> <td>PQ</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	725/295	PATTON, ULA LEA	04/12/2017	20,000	QV	684/38	ISHMAEL, MARY M.	07/10/2012	24,000	PQ																																																																																							
Code	Type	Active	Maximum	Exemption																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
725/295	PATTON, ULA LEA	04/12/2017	20,000	QV																																																																																																																					
684/38	ISHMAEL, MARY M.	07/10/2012	24,000	PQ																																																																																																																					
<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>Land Value</td> <td>2,644</td> <td>2,644</td> <td>12%</td> <td>317</td> <td>Assessed</td> <td>2,808</td> <td>221.10</td> </tr> <tr> <td>Year Frozen</td> <td>Improvements</td> <td>22,221</td> <td>20,757</td> <td></td> <td>2,491</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0 Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0 Total Value</td> <td>24,865</td> <td>23,401</td> <td></td> <td>2,808</td> <td>Total Taxable</td> <td>2,808</td> <td>221.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	Remove Cap	Land Value	2,644	2,644	12%	317	Assessed	2,808	221.10	Year Frozen	Improvements	22,221	20,757		2,491	Penalty	0		Uncapped Value	0 Mobile Home	0	0		0	Exemption	0	0.00	TIF Project ID	0 Total Value	24,865	23,401		2,808	Total Taxable	2,808	221.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																																																																																																																	
Remove Cap	Land Value	2,644	2,644	12%	317	Assessed	2,808	221.10																																																																																																																	
Year Frozen	Improvements	22,221	20,757		2,491	Penalty	0																																																																																																																		
Uncapped Value	0 Mobile Home	0	0		0	Exemption	0	0.00																																																																																																																	
TIF Project ID	0 Total Value	24,865	23,401		2,808	Total Taxable	2,808	221.00																																																																																																																	
<b>Assessment History</b> <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-300005530</td><td>HOOVER, LINDA S. LIVING TRUST</td><td>201</td><td>24,865</td><td>0</td><td>2,674</td><td>211.00</td></tr> <tr><td>2024</td><td>2024-300005530</td><td>HOOVER, LINDA S. LIVING TRUST</td><td>201</td><td>25,871</td><td>0</td><td>2,547</td><td>207.00</td></tr> <tr><td>2023</td><td>2023-300005530</td><td>HOOVER, LINDA S. LIVING TRUST</td><td>201</td><td>22,814</td><td>0</td><td>2,426</td><td>201.00</td></tr> <tr><td>2022</td><td>2022-300005530</td><td>HOOVER, LINDA S. (TRUST)</td><td>201</td><td>19,254</td><td>0</td><td>2,310</td><td>190.00</td></tr> <tr><td>2021</td><td>2021-300005530</td><td>HOOVER, LINDA S. (TRUST)</td><td>201</td><td>19,712</td><td>0</td><td>2,365</td><td>195.00</td></tr> <tr><td>2020</td><td>2020-300005530</td><td>HOOVER, LINDA S. (TRUST)</td><td>201</td><td>20,226</td><td>0</td><td>2,427</td><td>200.00</td></tr> <tr><td>2019</td><td>2019-0005530</td><td>HOOVER, LINDA S. (TRUST)</td><td>201</td><td>20,226</td><td></td><td>2,427</td><td>201.00</td></tr> <tr><td>2018</td><td>2018-0005530</td><td>HOOVER, LINDA S. (TRUST)</td><td>201</td><td>20,226</td><td></td><td>2,427</td><td>201.00</td></tr> <tr><td>2017</td><td>2017-0005530</td><td>HOOVER, LINDA S. (TRUST)</td><td>201</td><td>20,226</td><td></td><td>2,427</td><td>202.00</td></tr> <tr><td>2016</td><td>2016-0005530</td><td>PATTON, ULA LEA</td><td>201</td><td>20,226</td><td></td><td>2,427</td><td>207.00</td></tr> <tr><td>2015</td><td>2015-0005530</td><td>PATTON, ULA LEA</td><td>201</td><td>24,000</td><td></td><td>2,880</td><td>229.00</td></tr> <tr><td>2014</td><td>2014-0005530</td><td>PATTON, ULA LEA</td><td>201</td><td>24,000</td><td></td><td>2,880</td><td>231.00</td></tr> <tr><td>2013</td><td>2013-0005530</td><td>PATTON, ULA LEA</td><td>201</td><td>24,000</td><td></td><td>2,880</td><td>229.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-300005530	HOOVER, LINDA S. LIVING TRUST	201	24,865	0	2,674	211.00	2024	2024-300005530	HOOVER, LINDA S. LIVING TRUST	201	25,871	0	2,547	207.00	2023	2023-300005530	HOOVER, LINDA S. LIVING TRUST	201	22,814	0	2,426	201.00	2022	2022-300005530	HOOVER, LINDA S. (TRUST)	201	19,254	0	2,310	190.00	2021	2021-300005530	HOOVER, LINDA S. (TRUST)	201	19,712	0	2,365	195.00	2020	2020-300005530	HOOVER, LINDA S. (TRUST)	201	20,226	0	2,427	200.00	2019	2019-0005530	HOOVER, LINDA S. (TRUST)	201	20,226		2,427	201.00	2018	2018-0005530	HOOVER, LINDA S. (TRUST)	201	20,226		2,427	201.00	2017	2017-0005530	HOOVER, LINDA S. (TRUST)	201	20,226		2,427	202.00	2016	2016-0005530	PATTON, ULA LEA	201	20,226		2,427	207.00	2015	2015-0005530	PATTON, ULA LEA	201	24,000		2,880	229.00	2014	2014-0005530	PATTON, ULA LEA	201	24,000		2,880	231.00	2013	2013-0005530	PATTON, ULA LEA	201	24,000		2,880	229.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-300005530	HOOVER, LINDA S. LIVING TRUST	201	24,865	0	2,674	211.00																																																																																																																		
2024	2024-300005530	HOOVER, LINDA S. LIVING TRUST	201	25,871	0	2,547	207.00																																																																																																																		
2023	2023-300005530	HOOVER, LINDA S. LIVING TRUST	201	22,814	0	2,426	201.00																																																																																																																		
2022	2022-300005530	HOOVER, LINDA S. (TRUST)	201	19,254	0	2,310	190.00																																																																																																																		
2021	2021-300005530	HOOVER, LINDA S. (TRUST)	201	19,712	0	2,365	195.00																																																																																																																		
2020	2020-300005530	HOOVER, LINDA S. (TRUST)	201	20,226	0	2,427	200.00																																																																																																																		
2019	2019-0005530	HOOVER, LINDA S. (TRUST)	201	20,226		2,427	201.00																																																																																																																		
2018	2018-0005530	HOOVER, LINDA S. (TRUST)	201	20,226		2,427	201.00																																																																																																																		
2017	2017-0005530	HOOVER, LINDA S. (TRUST)	201	20,226		2,427	202.00																																																																																																																		
2016	2016-0005530	PATTON, ULA LEA	201	20,226		2,427	207.00																																																																																																																		
2015	2015-0005530	PATTON, ULA LEA	201	24,000		2,880	229.00																																																																																																																		
2014	2014-0005530	PATTON, ULA LEA	201	24,000		2,880	231.00																																																																																																																		
2013	2013-0005530	PATTON, ULA LEA	201	24,000		2,880	229.00																																																																																																																		



# Harper

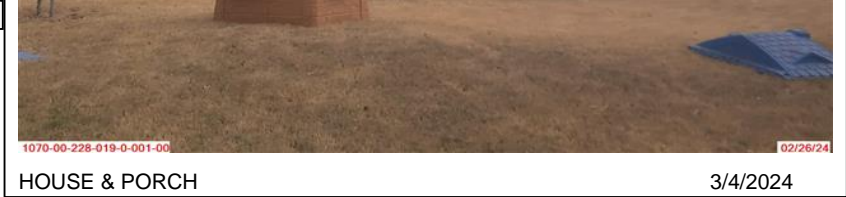
## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:08:27  
 Page 2

Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	75 x 117.5	
Lot Count		
Units Buildable	2644	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	8,812.50 x .30 = 2,644	
Factor Value		
Adjustments		
Lot Value	2,644	

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	756 / 756
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	350 Attached Garage - Finished
Remodel	
Year/Eff Age	1948 / 86



HOUSE & PORCH 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	103.75	Total Misc Impr	+ 7,846
Roofing Adj	+ 4.84	Garage Cost	+ 13,159
Subfloor Adj	+ 0.00	Total RCN	= 110,780
Heat/Cool Adj	+ 1.73	Depreciation ( 80%)	- 88,624
Plumbing Adj	+ 8.44	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 22,156
Adj Base Cost	= 118.75	Lot Value	+ 2,644
Total Area	x 756	Indicated Value	= 24,800
Adjusted Cost	= 89,775	Value Per SqFt	32.80

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	22,156		
Lot Value	2,644		
Indicated Value	24,800	32.80	Per SqFt
Agland Value			
Site Improvements	17,535		
Total Value	42,335	56.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	3733	21x6	1948	126	39.94		5,032
RSPC	Raised Slab Porch - Covered	3734	6x4	1948	24	40.43		970
CPAT	Carport - Attached	11669	20x10	1985	200	9.22		1,844



Harper

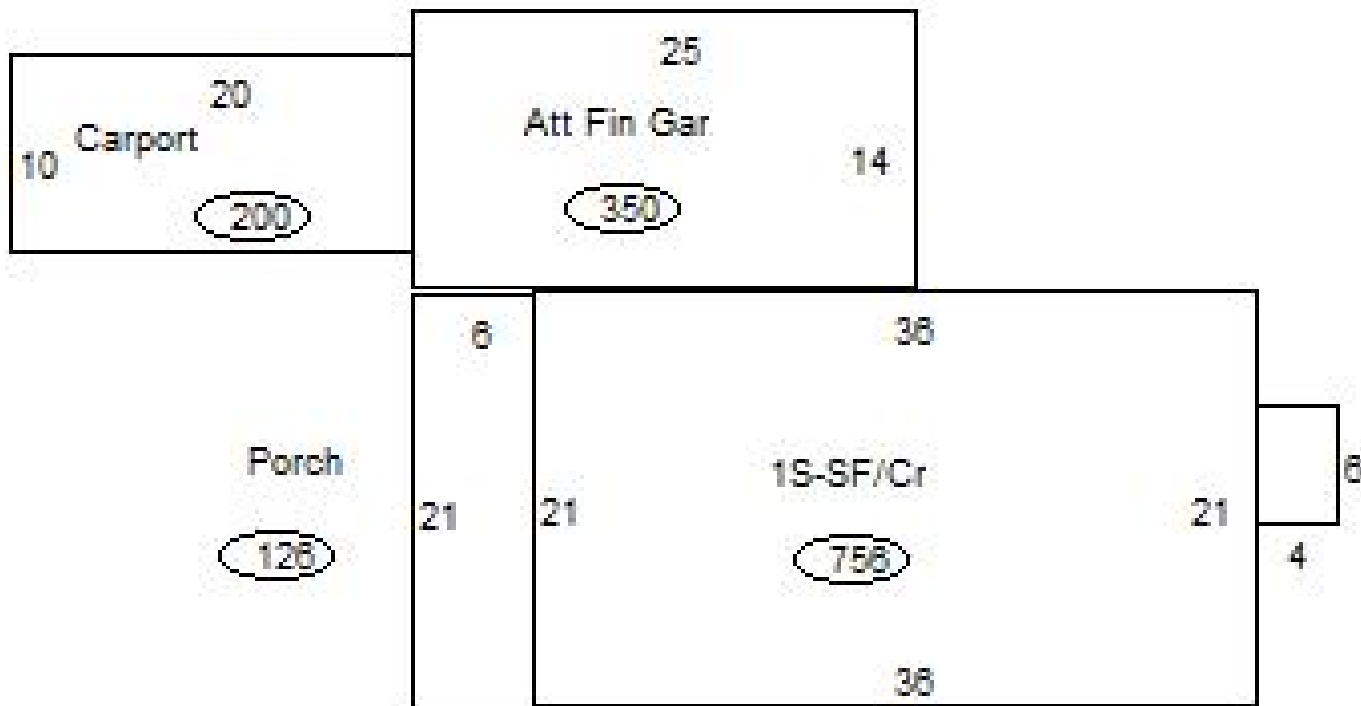
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:08:27  
Page 3

Sketch Image

300005530



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	756	1.000	756
2	M	RSPC		20	Porch	126	1.000	126
3	M	RSPC		20	Porch	24	1.000	24
4	G	5		20	Att Fin Gar	350	1.000	350
5	M	CPAT		20	Carport	200	1.000	200
<b>Total Building Area</b>						756		756



# Harper



## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:08:27  
Page 4

300005530

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	30x20x14		Formed Metal	600
	Qual 3	Cond 3	Year 2023	Eff Age	3	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (27.88 x 600)		16,728	16,728	836		15,892
	PACN	Paving - Concrete / DRIVEWAY BY UTILITY	20x20x0			400
	Qual 3	Cond 3	Year 2023	Eff Age	3	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.17 x 400)		1,668	1,668	250		1,418
	PACN	Paving - Concrete Drive	20x10x0			200
	Qual 3	Cond 3	Year 1995	Eff Age	31	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (5.63 x 200)		1,126	1,126	901		225