




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																	
Account 300005547 Parcel ID 1070-00-231-001-0-001-00 Cadastral ID 1070-231-001-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 201 - 4T-BUFFALO-C Name ID 14932 TERWORT, JAMES W. & MARY L. TERWORT 509 LUCIA DRIVE BUFFALO OK 73834-0000 Parcel Location Situs 00521 NW FIRST ST Subdivision MILLER'S ADDN Lot/Block 0001 / 0231 Parcel Size 4 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					 <p>1070-00-231-001-0-001-00 02/24/25</p>																																																	
FRONT OF HOUSE 2/24/2025																																																						
Legal Description Lat/Long: 36.83380600 -99.63060425					Building Permits																																																	
MILLERS ADD. BLOCK 231 LOTS 1-3-5-7					<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																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					784/633	KAY, COY &	10/04/2024	6,000	07																																													
					509/726	PRICE, EDWARD W., ETUX	09/26/1995	7,500	Q																																													
Parcel Valuation					<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>2025</td> <td>Land Value 4,050</td> <td>4,050</td> <td>12%</td> <td>486</td> <td>Assessed</td> <td>3,285</td> <td>258.66</td> </tr> <tr> <td>Year Frozen</td> <td> </td> <td>Improvements 23,328</td> <td>23,328</td> <td> </td> <td>2,799</td> <td>Penalty</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</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 27,378</td> <td>27,378</td> <td> </td> <td>3,285</td> <td>Total Taxable</td> <td>3,285</td> <td>259.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	Remove Cap	2025	Land Value 4,050	4,050	12%	486	Assessed	3,285	258.66	Year Frozen		Improvements 23,328	23,328		2,799	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 27,378	27,378		3,285	Total Taxable	3,285	259.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-300005547	TERWORT, JAMES W. &	201	27,378	0	3,285	259.00																																															
2024	2024-300005547	TERWORT, JAMES W. &	201	43,285	0	4,176	340.00																																															
2023	2023-300005547	KAY, COY &	201	41,037	0	3,978	329.00																																															
2022	2022-300005547	KAY, COY &	201	35,855	0	3,788	312.00																																															
2021	2021-300005547	KAY, COY AND	201	30,065	0	3,608	298.00																																															
2020	2020-300005547	KAY, COY AND	201	30,065	0	3,608	297.00																																															
2019	2019-0005547	KAY, COY AND	201	30,065		3,483	289.00																																															
2018	2018-0005547	KAY, COY AND	201	30,065		3,316	275.00																																															
2017	2017-0005547	KAY, COY AND	201	30,065		3,159	263.00																																															
2016	2016-0005547	KAY, COY AND	201	30,065		3,008	256.00																																															
2015	2015-0005547	KAY, COY AND	201	30,156		2,865	227.00																																															
2014	2014-0005547	KAY, COY AND	201	30,156		2,729	219.00																																															
2013	2013-0005547	KAY, COY AND	201	33,348		2,598	207.00																																															



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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	100 x 135	
Lot Count		
Units Buildable	4050	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	13,500.00 x .30 = 4,050	
Factor Value		
Adjustments		
Lot Value	4,050	

Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	877 / 877
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	6 Galvanized Metal
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	877 Total
Garage Type	500 Carport - Gable Roof
Remodel	
Year/Eff Age	1950 / 106



FRONT OF HOUSE 2/24/2025

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	96.41	Total Misc Impr	+ 743
Roofing Adj	+ 3.65	Garage Cost	+ 4,191
Subfloor Adj	+ 0.00	Total RCN	= 129,705
Heat/Cool Adj	+ 10.77	Depreciation (80%)	- 103,764
Plumbing Adj	+ 7.27	Lump Sums	+ 0
Basement Adj	+ 24.18	RCNLD	= 25,941
Adj Base Cost	= 142.27	Lot Value	+ 4,050
Total Area	x 877	Indicated Value	= 29,991
Adjusted Cost	= 124,771	Value Per SqFt	34.20

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	25,941		
Lot Value	4,050		
Indicated Value	29,991	34.20	Per SqFt
Agland Value			
Site Improvements	2,169		
Total Value	32,160	36.67	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	3757	8x5		40	17.11		684
PATO	Patio - Open	3759	3x2		6	9.78		59



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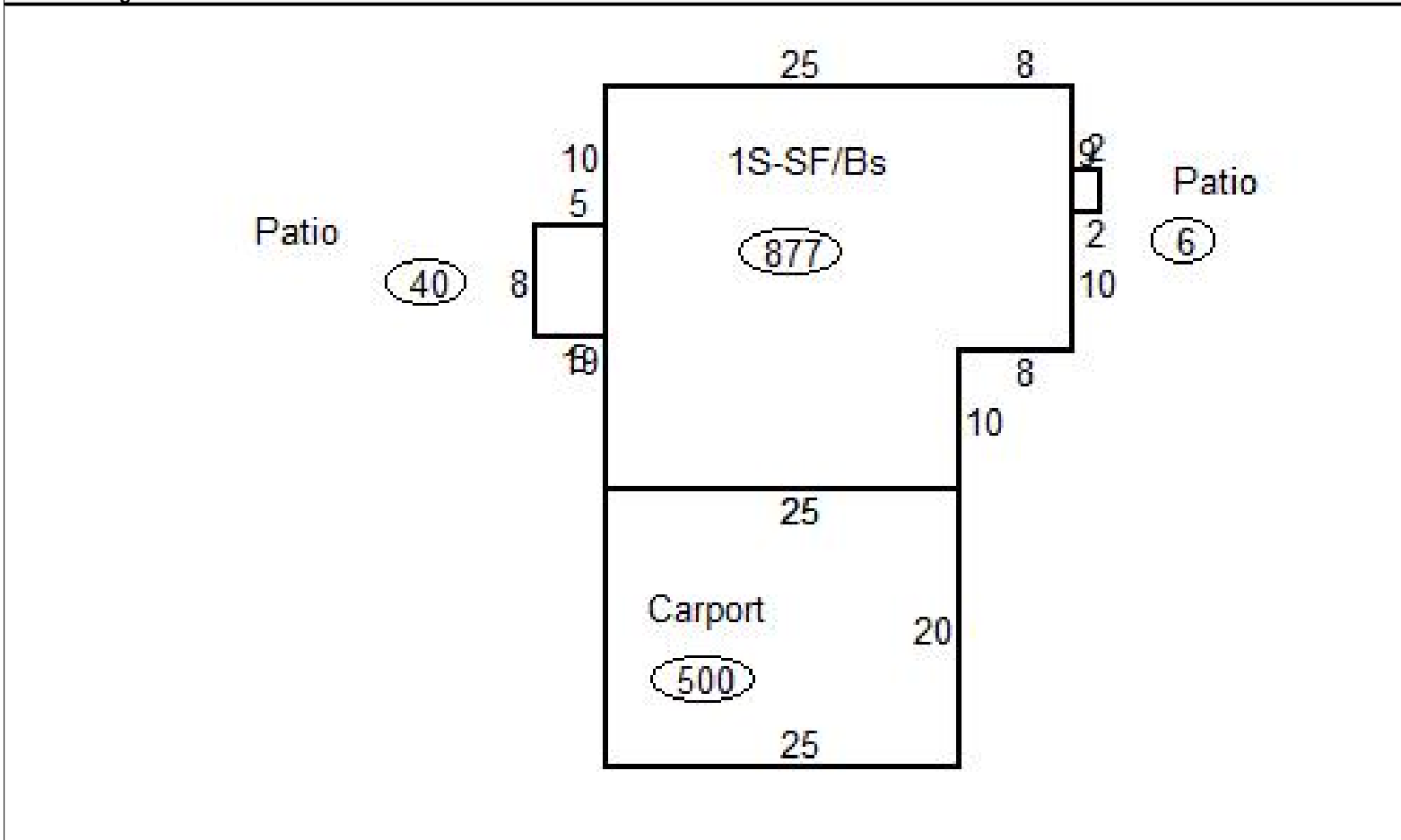
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATC		20	Patio	40	1.000	40
2	G	3		20	Carport	500	1.000	500
3	M	PATO		20	Patio	6	1.000	6
4	R	1	Basement	20	1S-SF/Bs	877	1.000	877
Total Building Area						877		877



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed, Wood W/WOOD STOVE	30x20x0		Formed Metal	600
	Qual 3	Cond 2	Year 1990	Eff Age 43		
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ 0% Func)	RCNLD
		Base Cost (17.31 x 600)	10,386	10,386	8,309	2,077
	PACN	Paving - Concrete WALKWAY	20x3x0			60
	Qual 3	Cond 3	Year 1950	Eff Age 76		
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (7.64 x 60)	458	458	366	92