




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 300005551 Parcel ID 1070-00-231-009-0-001-00 Cadastral ID 1070-231-009-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 201 - 4T-BUFFALO-C Name ID 14806 COMPTON, DOUGLAS M. & NOLENE D. COMPTON PO BOX 57 BUFFALO OK 73834-0000 Parcel Location Situs 00513 NW FIRST ST Subdivision MILLER'S ADDN Lot/Block 0009 / 0231 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					 <p>1070-00-231-009-0-001-00 02/24/25</p>																																																																																																																				
Legal Description Lat/Long: 36.83229110 -99.63102887 MILLERS ADD. BLOCK 231 LOTS 9-11-13																																																																																																																									
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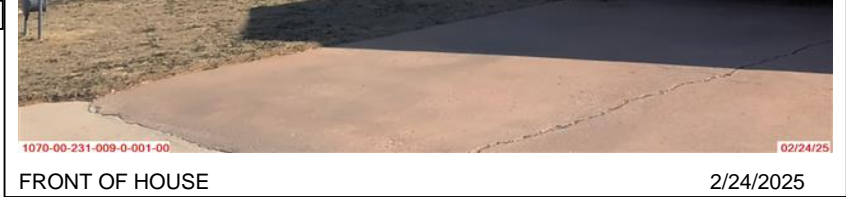
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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	75 x 135	
Lot Count		
Units Buildable	3038	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,125.00 x .30 = 3,038	
Factor Value		
Adjustments		
Lot Value	3,038	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,509 / 1,509
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,509
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 78



FRONT OF HOUSE 2/24/2025

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	

Cost Approach		Manual :	
Base Cost	84.80	Total Misc Impr	+ 2,008
Roofing Adj	+ 3.95	Garage Cost	+
Subfloor Adj	+ -1.86	Total RCN	= 155,745
Heat/Cool Adj	+ 10.77	Depreciation (75%)	- 116,809
Plumbing Adj	+ 4.22	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 38,936
Adj Base Cost	= 101.88	Lot Value	+ 3,038
Total Area	x 1,509	Indicated Value	= 41,974
Adjusted Cost	= 153,737	Value Per SqFt	27.82

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	38,936		
Lot Value	3,038		
Indicated Value	41,974	27.82	Per SqFt
Agland Value			
Site Improvements	7,407		
Total Value	49,381	32.72	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Patio - Open	3765	6x4		24	9.78		235
PATC	Patio - Covered	3766	13x8		104	17.05		1,773



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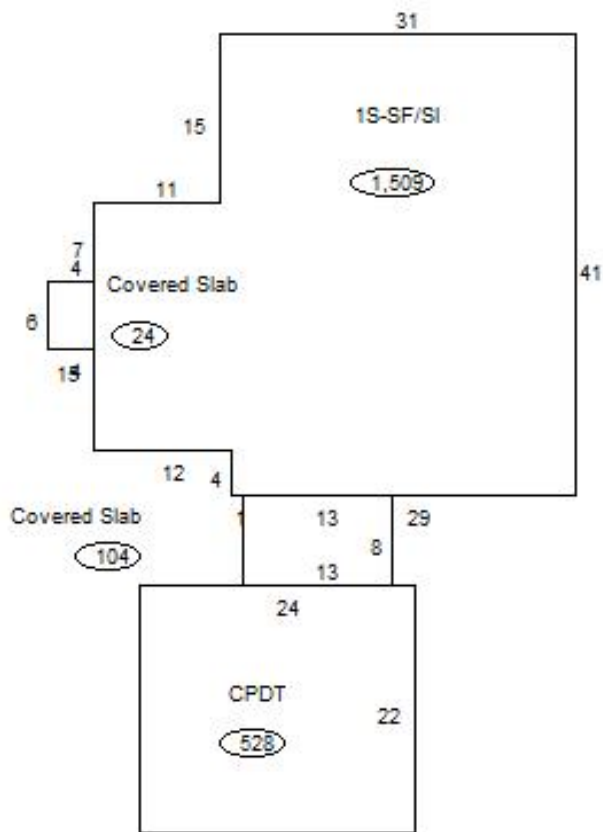
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Patio	24	1.000	24
2	M	PATC		20	Patio	104	1.000	104
3	R	1	Slab	20	1S-SF/Sl	1,509	1.000	1,509
4	O	CPDT		20	CPDT	528	1.000	528
Total Building Area						1,509		1,509



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
 <small>1070-00-231-009-0-001-00 5551 05/04/2021</small>	SHDS	Yard Shed - Wood 2021	26x10x8	Base	Formed Metal	260	
	Qual	3	Cond 3	Year 2022	Eff Age 4		
	Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD	
		Base Cost (19.82 x 260)	5,153		5,153	979	4,174
	PACN	Paving - Concrete Patio	20x14x0			280	
	Qual	3	Cond 3	Year 2012	Eff Age 14		
	Valuation Summary		Modifier Total	RCN	Depr (77% Phys/ % Func)	RCNLD	
		Base Cost (4.48 x 280)	1,254		1,254	966	288
	CPDT	Carport - Detached	24x22x8		Composition Shingle	528	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (8.36 x 528)	4,414		4,414	3,531	883
	PACN	Paving - Concrete Drive South	48x24x0			1,152	
	Qual	3	Cond 4	Year 1980	Eff Age 37		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (4.05 x 1,152)	4,666		4,666	3,733	933
	SHDS	Yard Shed - Wood Next to House	8x4x0		Galvanized Metal	32	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ 0% Func)	RCNLD	
		Base Cost (31.04 x 32)	993		993	794	199
	SHDS	Yard Shed - Wood Back of Garage 1	4x10x0		Composition Roll	40	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (31.81 x 40)	1,272		1,272	1,018	254
	SHDS	Yard Shed - Wood Back of Garage 2	4x10x0		Composition Shingle	40	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (33.11 x 40)	1,324		1,324	1,059	265



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete Drive North	27x10x0			270
	Qual	3	Cond 3	Year 1940	Eff Age 86	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.62 x 270)	1,247		1,247	998	249
	PACN	Paving - Concrete Walk	17x7x0			119
	Qual	3	Cond 3	Year 1940	Eff Age 86	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (6.79 x 119)	808		808	646	162