




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:08:49
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Assessment Data					Primary Image									
Account	300005554				 <p>FRONT OF HOUSE 2/24/2025</p>									
Parcel ID	1070-00-231-015-0-002-00													
Cadastral ID	1070-231-015-00-0-002-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	3											
Tax Area	201 - 4T-BUFFALO-C													
Name ID	25340													
MOSER, PATRICIA LEE														
P O BOX 76 BUFFALO OK 73834-														
Parcel Location														
Situs	00505 NW FIRST ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0015 / 0231	Parcel Size	3 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG\MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.83210350 -99.63299779														
MILLERS ADD. BLOCK 231 LOTS W 90' 15-17-19-21-23														
Building Permits														
<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														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
775/831	HOLLON, HUGHES ESTES &	05/05/2023	135,000	06										
736/182	HUDSON, KIMBERLY R. ETAL	04/16/2018	83,000	21										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap	2024	Land Value	3,375	3,375	12%	405	Assessed	12,100 952.75						
Year Frozen		Improvements	142,782	97,459		11,695	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -79.00						
TIF Project ID	0	Total Value	146,157	100,834		12,100	Total Taxable	11,100 874.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005554	MOSER, PATRICIA LEE	201	115,837	1000	10,748	846.00							
2024	2024-300005554	MOSER, PATRICIA LEE	201	95,047	1000	10,406	847.00							
2023	2023-300005554	MOSER, PATRICIA LEE	201	89,853	1000	9,625	796.00							
2022	2022-300005554	HOLLON, HUGHES ESTES &	201	86,753	1000	9,315	766.00							
2021	2021-300005554	HOLLON, HUGHES ESTES AND	201	80,273	1000	8,633	713.00							
2020	2020-300005554	HOLLON, HUGHES ESTES AND	201	80,273	0	9,633	793.00							
2019	2019-0005554	HOLLON, HUGHES ESTES AND	201	83,000		9,273	769.00							
2018	2018-0005554	HOLLON, HUGHES ESTES AND	201	52,466		6,296	522.00							
2017	2017-0005554	HUDSON, KIMBERLY R. ETAL	201	52,466		5,051	420.00							
2016	2016-0005554	WELLS, VIRGIL R. ETUX (TRUST)	201	52,466		4,876	415.00							
2015	2015-0005554	WELLS, VIRGIL R. ETUX (TRUST)	201	52,656		4,704	373.00							
2014	2014-0005554	WELLS, VIRGIL R. ETUX (TRUST)	201	52,656		4,539	364.00							
2013	2013-0005554	WELLS, VIRGIL R. ETUX (TRUST)	201	68,099		4,377	349.00							



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Lot Data		Square-Foot - BUFFALO ORIGMILLERS
Lot Size	125	x 90
Lot Count		
Units Buildable	3375	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	11,250.00 x .30 = 3,375	
Factor Value		
Adjustments		
Lot Value	3,375	



FRONT OF HOUSE 2/24/2025

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4.5 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,503 / 1,503
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	9 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	440 Built-In Garage
Remodel	UPDATED -
Year/Eff Age	1960 / 29

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	96.05	Total Misc Impr	+ 467
Roofing Adj	+ 5.43	Garage Cost	+ 17,118
Subfloor Adj	+ 0.00	Total RCN	= 207,399
Heat/Cool Adj	+ 14.81	Depreciation (36%)	- 74,664
Plumbing Adj	+ 10.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 132,735
Adj Base Cost	= 126.29	Lot Value	+ 3,375
Total Area	x 1,503	Indicated Value	= 136,110
Adjusted Cost	= 189,814	Value Per SqFt	90.56

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	132,735		
Lot Value	3,375		
Indicated Value	136,110	90.56	Per SqFt
Agland Value			
Site Improvements	10,047		
Total Value	146,157	97.24	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Patio - Open	3776	6x6	2010	36	12.96		467



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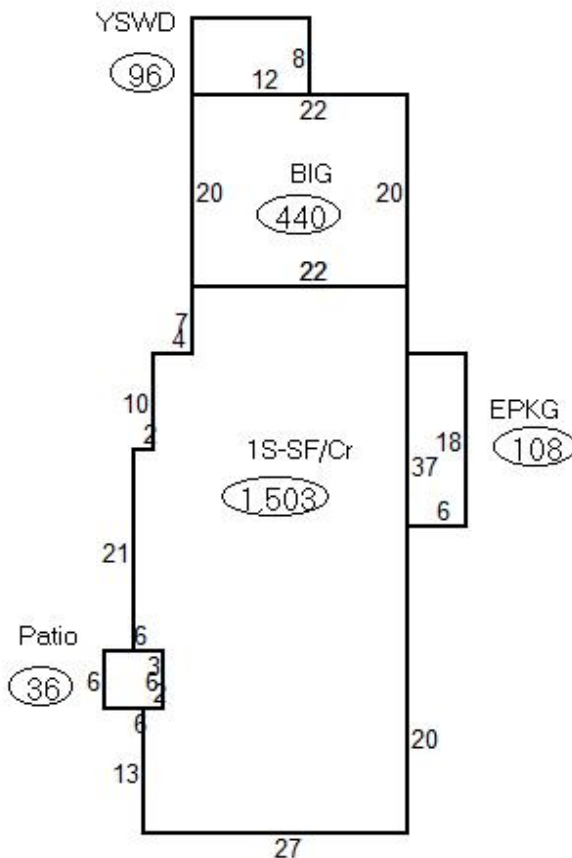
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	8		20	BIG	440	1.000	440
2	M	PATO		20	Patio	36	1.000	36
3	R	1	Crawl	20	1S-SF/Cr	1,503	1.000	1,503
4	O	EPKG		20	EPKG	108	1.000	108
5	O	SHDS		20	YSWD	96	1.000	96
Total Building Area						1,503		1,503



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPDT	Carport - Detached	25x20x10	Concrete	Formed Metal	500	
	Qual	3	Cond 3	Year 2021	Eff Age 5		
	Valuation Summary		Modifier Total	RCN	Depr (31% Phys/ % Func)		RCNLD
	Base Cost (9.46 x 500)		4,730		4,730	1,466	3,264
	EPKG	Encl Porch - Backside 2010	18x6x8	Concrete	Composition Shingle	108	
	Qual	3	Cond 3	Year 2010	Eff Age 16		
	Valuation Summary		Modifier Total	RCN	Depr (54% Phys/ % Func)		RCNLD
	Base Cost (28.93 x 108)		3,124		3,124	1,687	1,437
	SHDS	Shed - Small N. OF GARAGE	12x8x8	Concrete	Composition Shingle	96	
	Qual	3	Cond 3	Year 2000	Eff Age 26		
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)		RCNLD
	Base Cost (23.04 x 96)		2,212		2,212	1,548	664
	PACN	Paving - Concrete Drive	35x30x0	Concrete		1,050	
	Qual	3	Cond 3	Year 2000	Eff Age 26		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
	Base Cost (4.07 x 1,050)		4,274		4,274	3,419	855
	PACN	Paving - Concrete Walk	25x3x0			75	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
	Base Cost (7.43 x 75)		557		557	446	111
	MGWH	Worker Housing (Bunk House)	30x15x8	Base	Composition Shingle	450	
	Qual	3	Cond 3	Year 1960	Eff Age 66		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
	Base Cost (41.29 x 450)		18,581		18,581	14,865	3,716

Warm & Cooled Air Total Area