




# 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	300005556				 <p>FRONT/SIDE OF HOUSE 2/24/2025</p>				
Parcel ID	1070-00-232-001-0-001-00								
Cadastral ID	1070-232-001-00-0-001-00								
Property Type	REAL - Real Property								
Property Class	UR	VI Area	3						
Tax Area	201 - 4T-BUFFALO-C								
Name ID	14808								
DREW, DARLENE & WILLY PHELPS									
409 E BROAD ST. BUFFALO OK 73834-0000									
Parcel Location									
Situs	00521 NW SECOND ST								
Subdivision	MILLER'S ADDN								
Lot/Block	0001 / 0232	Parcel Size	3 - Lots						
Sec/Twn/Rng	/ / /								
Neighborhood	100100 - BUFFALO ORIG/MILLERS								
School District	4-BUFFAL - 4-BUFFALO								
Legal Description	Lat/Long: 36.83258342 -99.63156293				Building Permits				
MILLERS ADD BLOCK 232 LOTS 1-3-5					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					723/265	MELOTT, DONNA K.	01/24/2017	20,000	07
Parcel Valuation									
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	3,546	279.21
Year Frozen		Improvements	30,930	26,903		3,229	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	33,574	29,547		3,546	Total Taxable	3,546	279.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300005556	DREW, DARLENE &			201	33,574	0	3,377	266.00
2024	2024-300005556	DREW, DARLENE &			201	35,168	0	3,216	262.00
2023	2023-300005556	DREW, DARLENE &			201	32,436	0	3,063	253.00
2022	2022-300005556	DREW, DARLENE &			201	25,820	0	2,917	240.00
2021	2021-300005556	DREW, DARLENE &			201	27,600	0	2,778	229.00
2020	2020-300005556	DREW, DARLENE &			201	27,600	0	2,646	218.00
2019	2019-0005556	DREW, DARLENE &			201	27,600		2,519	209.00
2018	2018-0005556	DREW, DARLENE &			201	20,000		2,399	199.00
2017	2017-0005556	DREW, DARLENE &			201	27,600		1,288	107.00
2016	2016-0005556	MELOTT, DONNA K.			201	27,600		1,221	104.00
2015	2015-0005556	MELOTT, ROGER K. &			201	27,672		1,156	92.00
2014	2014-0005556	MELOTT, ROGER K. &			201	27,672		1,093	88.00
2013	2013-0005556	MELOTT, ROGER K. &			201	31,087		1,032	82.00



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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	0 0	 <p>1070-00-232-001-0-001-00 02/24/25</p>
Lot Count		
Units Buildable	2644	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	8,814.00 x .30 = 2,644	
Factor Value		
Adjustments		
Lot Value	2,644	

FRONT/SIDE OF HOUSE 2/24/2025

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	932 / 932
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1941 / 85

### 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		

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	21,935		
Lot Value	2,644		
Indicated Value	24,579	26.37	Per SqFt
Agland Value			
Site Improvements	9,964		
Total Value	34,543	37.06	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	94.59	Total Misc Impr	+ 900
Roofing Adj	+ 4.51	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 109,674
Heat/Cool Adj	+ 10.77	Depreciation ( 80%)	- 87,739
Plumbing Adj	+ 6.84	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 21,935
Adj Base Cost	= 116.71	Lot Value	+ 2,644
Total Area	x 932	Indicated Value	= 24,579
Adjusted Cost	= 108,774	Value Per SqFt	26.37

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Patio - Open	3784	9x4		36	9.78		352
PATO	Patio - Open	3785	5x4		20	9.78		196
PATO	Patio - Open	3786	9x4		36	9.78		352



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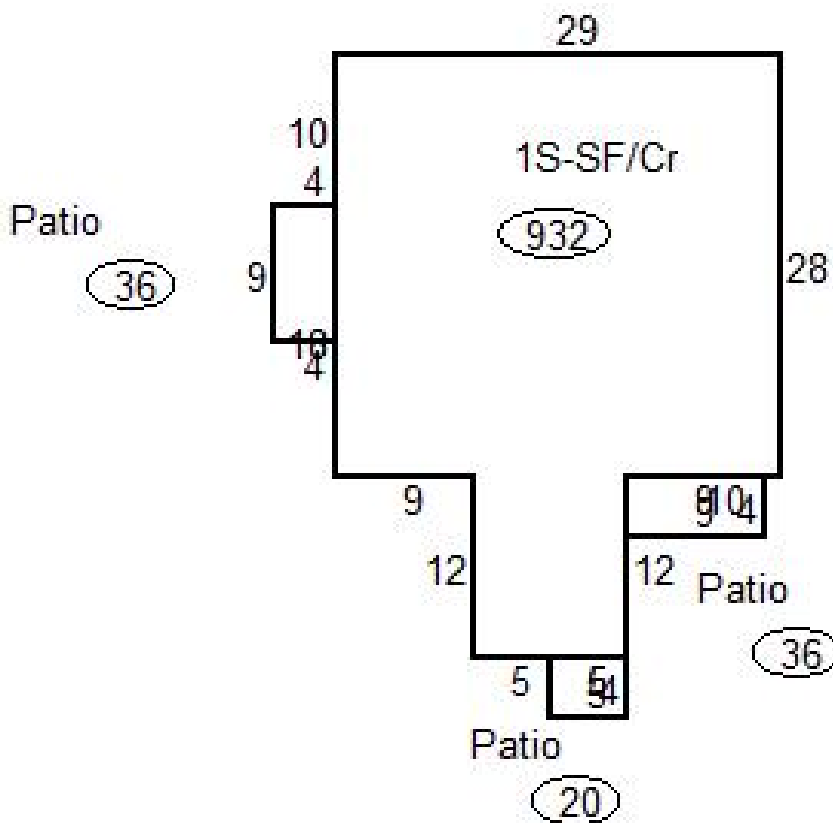
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Sketch Image

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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	36	1.000	36
2	M	PATO		20	Patio	20	1.000	20
3	M	PATO		20	Patio	36	1.000	36
4	R	1	Crawl	20	1S-SF/Cr	932	1.000	932
<b>Total Building Area</b>						932		932



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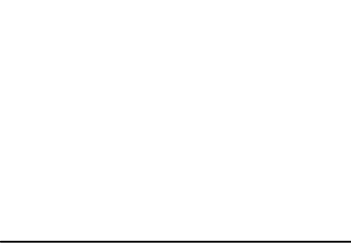

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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Wood	8x10x0		Formed Metal	80
	Qual	3	Cond 3	Year 2010	Eff Age 16	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (25.28 x 80)	2,022		2,022	1,051	971
	CPRV	Carport - RV	24x20x0		Formed Metal	480
	Qual	3	Cond 3	Year 2010	Eff Age 16	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (60% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (10.57 x 480)	5,074		5,074	3,044	2,030
	PACN	Paving - Concrete Drive	30x20x0			600
	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 (4.14 x 600)	2,484		2,484	1,987	497
	UTIL	Utility Building	24x24x0	Concrete	Formed Metal	576
	Qual	3	Cond 3	Year 1990	Eff Age 36	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (62% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (29.54 x 576)	17,015		17,015	10,549	6,466