



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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 Time 07:08:51
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Assessment Data					Primary Image									
Account	300005557													
Parcel ID	1070-00-232-002-0-001-00													
Cadastral ID	1070-232-002-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	3											
Tax Area	201 - 4T-BUFFALO-C													
Name ID	13506													
BROWN, KATHRYN MAE														
PO BOX 453 BUFFALO OK 73834-0000														
Parcel Location														
Situs	00104 E BEST ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0002 / 0232	Parcel Size	3 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.83257542 -99.63079634														
MILLERS ADD BLOCK 232 LOTS 2-4-6 *LIFE ESTATE*														
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	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					713/199	JORDAN, ROYCE E. &	10/29/2015	67,500	21					
					682/141	WILLIAMS, DEE ANN CROSS	06/20/2012	65,000	04					
					482/800	EVELYN TESSIN, GUARDIAN	05/12/1993	57,666	U					
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%	Assessed	9,797	771.42						
Year Frozen		Improvements	78,997	78,997		Penalty	0							
Uncapped Value	0	Mobile Home	0	0	0	Exemption	1,000	-78.00						
TIF Project ID	0	Total Value	81,641	81,641	9,797	Total Taxable	8,797	693.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005557	BROWN, KATHRYN MAE	201	81,641	1000	8,702	685.00							
2024	2024-300005557	BROWN, KATHRYN MAE	201	88,937	1000	8,420	686.00							
2023	2023-300005557	BROWN, KATHRYN MAE	201	82,833	1000	8,146	674.00							
2022	2022-300005557	BROWN, KATHRYN MAE	201	73,997	1000	7,879	648.00							
2021	2021-300005557	BROWN, KATHY	201	72,300	1000	7,676	634.00							
2020	2020-300005557	BROWN, KATHY	201	72,300	1000	7,676	632.00							
2019	2019-0005557	BROWN, KATHY	201	72,300		7,675	636.00							
2018	2018-0005557	BROWN, LARRY &	201	72,300		7,592	630.00							
2017	2017-0005557	BROWN, LARRY &	201	74,135		7,342	610.00							
2016	2016-0005557	BROWN, LARRY &	201	67,500		7,099	604.00							
2015	2015-0005557	JORDAN, ROYCE E. &	201	76,252		8,599	683.00							
2014	2014-0005557	JORDAN, ROYCE E. &	201	78,095		8,189	656.00							
2013	2013-0005557	JORDAN, ROYCE E. &	201	93,699		7,799	621.00							




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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	5 0	 <p>1070-00-232-002-0-001-00 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	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,795 / 1,795
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1965 / 61

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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	74,396		
Lot Value	2,644		
Indicated Value	77,040	42.92	Per SqFt
Agland Value			
Site Improvements	2,740		
Total Value	79,780	44.45	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	87.39	Total Misc Impr	+ 8,232
Roofing Adj	+ 3.82	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 201,069
Heat/Cool Adj	+ 10.77	Depreciation (63%)	- 126,673
Plumbing Adj	+ 5.46	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 74,396
Adj Base Cost	= 107.43	Lot Value	+ 2,644
Total Area	x 1,795	Indicated Value	= 77,040
Adjusted Cost	= 192,837	Value Per SqFt	42.92

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1	1	4,783.32		4,783
PATO	Patio - Open	3789		371	371	7.40		2,745
PATO	Patio - Open	3790		72	72	9.78		704



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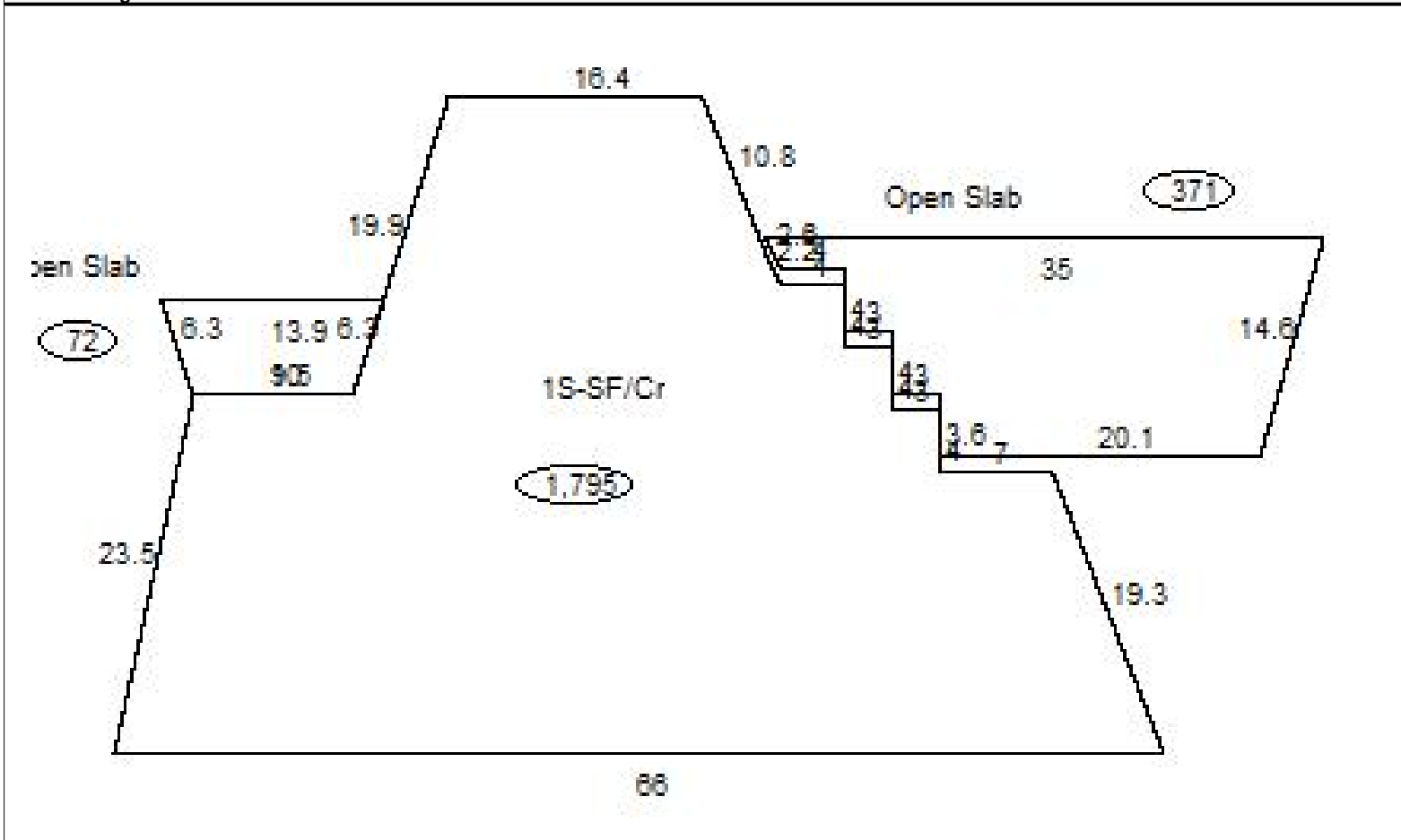
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Sketch Image

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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	371	1.000	371
2	M	PATO		20	Patio	72	1.000	72
3	R	1	Crawl	20	1S-SF/Cr	1,795	1.000	1,795
Total Building Area						1,795		1,795



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPDT	Carport - Detached	20x25x0	Base	Formed Metal	500	
	Qual 3	Cond 3	Year 2008	Eff Age 18			
		Valuation Summary		Modifier Total	RCN	Depr (64% Phys/ 0% Func)	RCNLD
		Base Cost (9.67 x 500)	4,835		4,835	3,094	1,741
	SHDS	Shed, Wood	8x12x0		Composition Shingle	96	
	Qual 3	Cond 3	Year 2008	Eff Age 18			
		Valuation Summary		Modifier Total	RCN	Depr (56% Phys/ 0% Func)	RCNLD
		Base Cost (23.66 x 96)	2,271		2,271	1,272	999