



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	300005560				<p>1070-00-232-011-0-001-00 02/24/25</p> <p>FRONT OF HOUSE 2/24/2025</p>																			
Parcel ID	1070-00-232-011-0-001-00																							
Cadastral ID	1070-232-011-00-0-001-00																							
Property Type	REAL - Real Property																							
Property Class	UR	VI Area	3																					
Tax Area	201 - 4T-BUFFALO-C																							
Name ID	14615																							
COGGINS, JARIE																								
P O BOX 153 BUFFALO OK 73834-0000																								
Parcel Location																								
Situs	00101 NW SECOND ST																							
Subdivision	MILLER'S ADDN																							
Lot/Block	0011 / 0232	Parcel Size	3 - Lots																					
Sec/Twn/Rng	/ / /																							
Neighborhood	100100 - BUFFALO ORIG/MILLERS																							
School District	4-BUFFAL - 4-BUFFALO																							
Legal Description Lat/Long: 36.83384828 -99.63244246																								
MILLERS ADD. BLOCK 232 LOTS 11-13-15																								
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																								
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> <td>557/780</td> <td>ADKINS, SAMUEL ETAL</td> <td>07/08/2000</td> <td>26,000</td> <td>QV</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	H	Homestead	Yes	1,000	1,000	557/780	ADKINS, SAMUEL ETAL	07/08/2000	26,000	QV
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code															
H	Homestead	Yes	1,000	1,000	557/780	ADKINS, SAMUEL ETAL	07/08/2000	26,000	QV															
Sale History																								
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	5,221	411.10															
Year Frozen		Improvements	50,651	40,871		4,904	Penalty	0																
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-79.00															
TIF Project ID	0	Total Value	53,295	43,515		5,221	Total Taxable	4,221	332.00															
Assessment History																								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																	
2025	2025-300005560	COGGINS, JARIE	201	53,295	1000	4,070	320.00																	
2024	2024-300005560	COGGINS, JARIE	201	56,945	1000	3,922	319.00																	
2023	2023-300005560	COGGINS, JARIE	201	53,508	1000	3,779	313.00																	
2022	2022-300005560	COGGINS, JARIE	201	47,271	1000	3,640	299.00																	
2021	2021-300005560	COGGINS, JARIE	201	42,962	1000	3,504	289.00																	
2020	2020-300005560	COGGINS, JARIE	201	42,962	1000	3,373	278.00																	
2019	2019-0005560	COGGINS, JARIE	201	42,962		3,246	269.00																	
2018	2018-0005560	COGGINS, JARIE	201	42,962		3,122	259.00																	
2017	2017-0005560	COGGINS, JARIE	201	44,026		3,003	250.00																	
2016	2016-0005560	COGGINS, JARIE	201	45,091		2,886	246.00																	
2015	2015-0005560	COGGINS, JARIE	201	45,246		2,773	220.00																	
2014	2014-0005560	COGGINS, JARIE	201	46,315		2,663	213.00																	
2013	2013-0005560	COGGINS, JARIE	201	61,709		2,556	204.00																	



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Lot Data		Square-Foot - BUFFALO ORIGMILLERS	
Lot Size	0	0	
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 OF HOUSE 2/24/2025

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,359 / 1,359
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	3 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1965 / 73

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	93.06	Total Misc Impr	+ 470
Roofing Adj	+ 4.06	Garage Cost	+ 13,227
Subfloor Adj	+ 0.00	Total RCN	= 170,118
Heat/Cool Adj	+ 10.77	Depreciation (72%)	- 122,485
Plumbing Adj	+ 7.21	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 47,633
Adj Base Cost	= 115.10	Lot Value	+ 2,644
Total Area	x 1,359	Indicated Value	= 50,277
Adjusted Cost	= 156,421	Value Per SqFt	37.00

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	47,633		
Lot Value	2,644		
Indicated Value	50,277	37.00	Per SqFt
Agland Value			
Site Improvements	1,519		
Total Value	51,796	38.11	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Patio - Open	3796	3x2		6	9.78		59
PATC	Patio - Covered	3798	6x4		24	17.11		411



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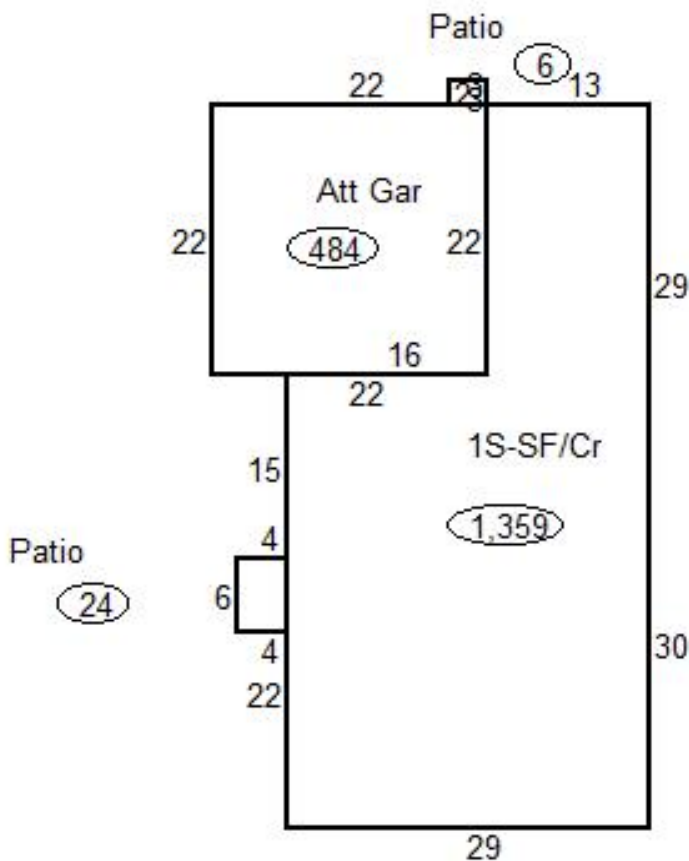
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Sketch Image

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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	6	1.000	6
2	G	1		20	Att Gar	484	1.000	484
3	M	PATC		20	Patio	24	1.000	24
4	R	1	Crawl	20	1S-SF/Cr	1,359	1.000	1,359
Total Building Area						1,359		1,359



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete Drive	22x22x0			484
	Qual	3	Cond 3	Year 1990	Eff Age 36	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.17 x 484)	2,018		2,018	1,614	404
	CPDT	Carport - Detached	22x22x0		Formed Metal	484
	Qual	4	Cond 4	Year 1990	Eff Age 29	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ 0% Func)	RCNLD
	Base Cost (11.52 x 484)	5,576		5,576	4,461	1,115