




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:08:59
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Assessment Data					Primary Image																																																																																																																				
Account 300005565 Parcel ID 1070-00-233-001-0-001-00 Cadastral ID 1070-233-001-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 201 - 4T-BUFFALO-C Name ID 14814 TREECE, THOMAS JESSE IV 111 SUNSET LANE WOODWARD OK 73801-0000 Parcel Location Situs 00519 NW THIRD ST Subdivision MILLER'S ADDN Lot/Block 0001 / 0233 Parcel Size 4 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					 <p>1070-00-233-001-0-001-00 02/24/25</p> <p>FRONT OF HOUSE 2/24/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.83370448 -99.63188734 MILLERS ADD. BLOCK 233 LOTS 1-3-5-7 BOOK 724 PAGE 158																																																																																																																									
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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	100 x 117.5	
Lot Count		
Units Buildable	3525	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	11,750.00 x .30 = 3,525	
Factor Value		
Adjustments		
Lot Value	3,525	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Frame, Siding, Vinyl 10% Veneer, Stone
Base/Total Area	1,508 / 1,508
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	432 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1940 / 86

1070-00-233-001-0-001-00	02/24/25
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	84.12	Total Misc Impr	+ 6,250
Roofing Adj	+ 3.95	Garage Cost	+ 12,198
Subfloor Adj	+ 0.00	Total RCN	= 177,301
Heat/Cool Adj	+ 10.77	Depreciation (80%)	- 141,841
Plumbing Adj	+ 6.49	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 35,460
Adj Base Cost	= 105.34	Lot Value	+ 3,525
Total Area	x 1,508	Indicated Value	= 38,985
Adjusted Cost	= 158,853	Value Per SqFt	25.85

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	35,460		
Lot Value	3,525		
Indicated Value	38,985	25.85	Per SqFt
Agland Value			
Site Improvements	717		
Total Value	39,702	26.33	Total Value Per SqFt

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
PATC	Patio - Covered	3814		72	72	17.11		1,232
PATO	Patio - Open	7989		6x4	24	9.78		235



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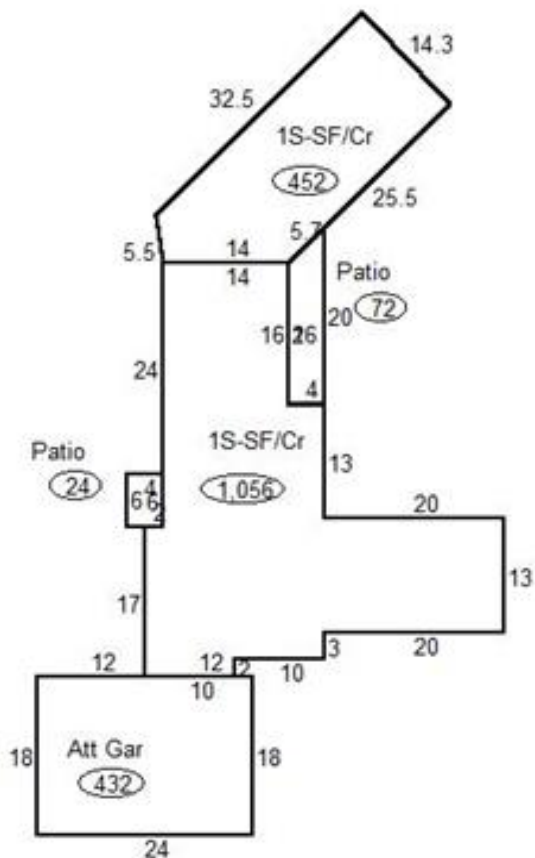
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Sketch Image

300005565



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		20	Att Gar	432	1.000	432
2	M	PATC		20	Patio	72	1.000	72
3	R	1	Crawl	20	1S-SF/Cr	1,056	1.000	1,056
4	R	1	Crawl	20	1S-SF/Cr	452	1.000	452
5	M	PATO		20	Patio	24	1.000	24
Total Building Area						1,508		1,508



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete Patio Back	17x21x0			357
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.18 x 357)	1,492		1,492	1,194	298
	PACN	Paving - Concrete Drive	18x28x0			504
	Qual	3	Cond 2	Year 1970	Eff Age 67	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.16 x 504)	2,097		2,097	1,678	419