




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 300005569 Parcel ID 1070-00-233-017-0-001-00 Cadastral ID 1070-233-017-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 201 - 4T-BUFFALO-C Name ID 14817 NICHOLS, DANELL P O BOX 391 BUFFALO OK 73834-0000 Parcel Location Situs 00513 NW SECOND ST Subdivision MILLER'S ADDN Lot/Block 0017 / 0233 Parcel Size 4 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					 <p>1070-00-233-017-0-001-00 02/24/25</p> <p>FRONT OF HOUSE 2/24/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.83395554 -99.63095016 MILLERS ADD. BLOCK 233 LOTS 17-19-21-23																																																																																																																									
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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	100 x 117.5	<p>1070-00-233-017-0-001-00 02/24/25</p>
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	2.5 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,526 / 1,526
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	1,526 Total, 730 Partition
Garage Type	336 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1958 / 75



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	90.27	Total Misc Impr	+ 4,547
Roofing Adj	+ 3.94	Garage Cost	+ 13,335
Subfloor Adj	+ 0.00	Total RCN	= 232,209
Heat/Cool Adj	+ 10.77	Depreciation (74%)	- 171,835
Plumbing Adj	+ 6.42	Lump Sums	+ 0
Basement Adj	+ 29.05	RCNLD	= 60,374
Adj Base Cost	= 140.45	Lot Value	+ 3,525
Total Area	x 1,526	Indicated Value	= 63,899
Adjusted Cost	= 214,327	Value Per SqFt	41.87

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	60,374		
Lot Value	3,525		
Indicated Value	63,899	41.87	Per SqFt
Agland Value			
Site Improvements	1,295		
Total Value	65,194	42.72	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	3827	7x4		28	22.87		640
WODO	Wood Deck - Open	3828	18x12		216	18.09		3,907



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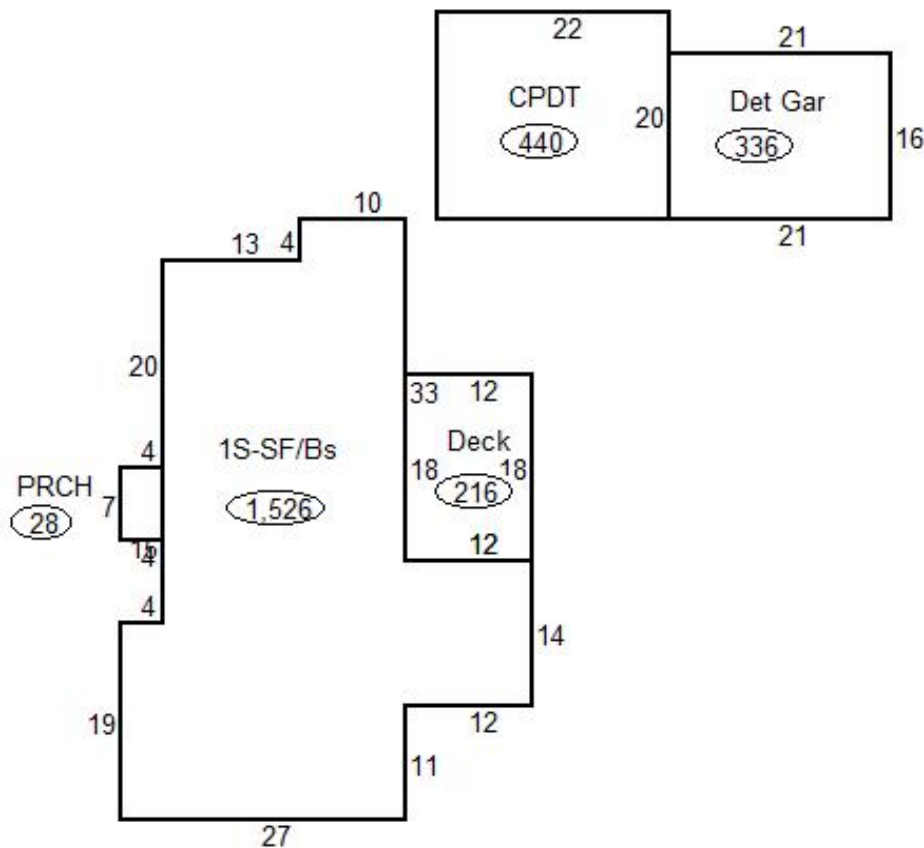
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	PRCH	28	1.000	28
2	M	WODO		20	Deck	216	1.000	216
3	R	1	Basement	20	1S-SF/Bs	1,526	1.000	1,526
4	G	2		20	Det Gar	336	1.000	336
5	O	CPDT		20	CPDT	440	1.000	440
Total Building Area						1,526		1,526



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	22x20x0	Dirt	Formed Metal	440
	Qual 3	Cond 3	Year 2013	Eff Age 13		
Valuation Summary		Modifier Total	RCN	Depr (54% Phys/ 0% Func)		RCNLD
Base Cost (6.40 x 440)		2,816		2,816		1,295