




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 300005570 Parcel ID 1070-00-233-018-0-001-00 Cadastral ID 1070-233-018-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 201 - 4T-BUFFALO-C Name ID 14818 BERENDS, TYLER PO BOX 461 BUFFALO OK 73834-0000 Parcel Location Situs 00502 NW SECOND ST Subdivision MILLER'S ADDN Lot/Block 0018 / 0233 Parcel Size 4 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					 <p>1070-00-233-018-0-001-00 02/24/25</p> <p>FRONT OF HOUSE 2/24/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.83208290 -99.63102036 MILLERS ADD. BLOCK 233 LOTS 18-20-22-24 BOOK 783 PAGE 237																																																																																																																									
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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	100% Frame, Plywood or Hardboard
Base/Total Area	1,168 / 1,168
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	4 / 2.0 /
Basement Area	1,168 Total, 768 Partition
Garage Type	
Remodel	TOTAL -
Year/Eff Age	1956 / 44



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	87.35	Total Misc Impr	+ 4,100
Roofing Adj	+ 4.23	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 171,918
Heat/Cool Adj	+ 10.77	Depreciation (49%)	- 84,240
Plumbing Adj	+ 8.38	Lump Sums	+ 0
Basement Adj	+ 32.95	RCNLD	= 87,678
Adj Base Cost	= 143.68	Lot Value	+ 3,525
Total Area	x 1,168	Indicated Value	= 91,203
Adjusted Cost	= 167,818	Value Per SqFt	78.08

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	87,678		
Lot Value	3,525		
Indicated Value	91,203	78.08	Per SqFt
Agland Value			
Site Improvements	5,191		
Total Value	96,394	82.53	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	3834	5x4		20	9.78		196
WODC	Wood Deck - Covered	3836	16x6		96	40.67		3,904



Harper

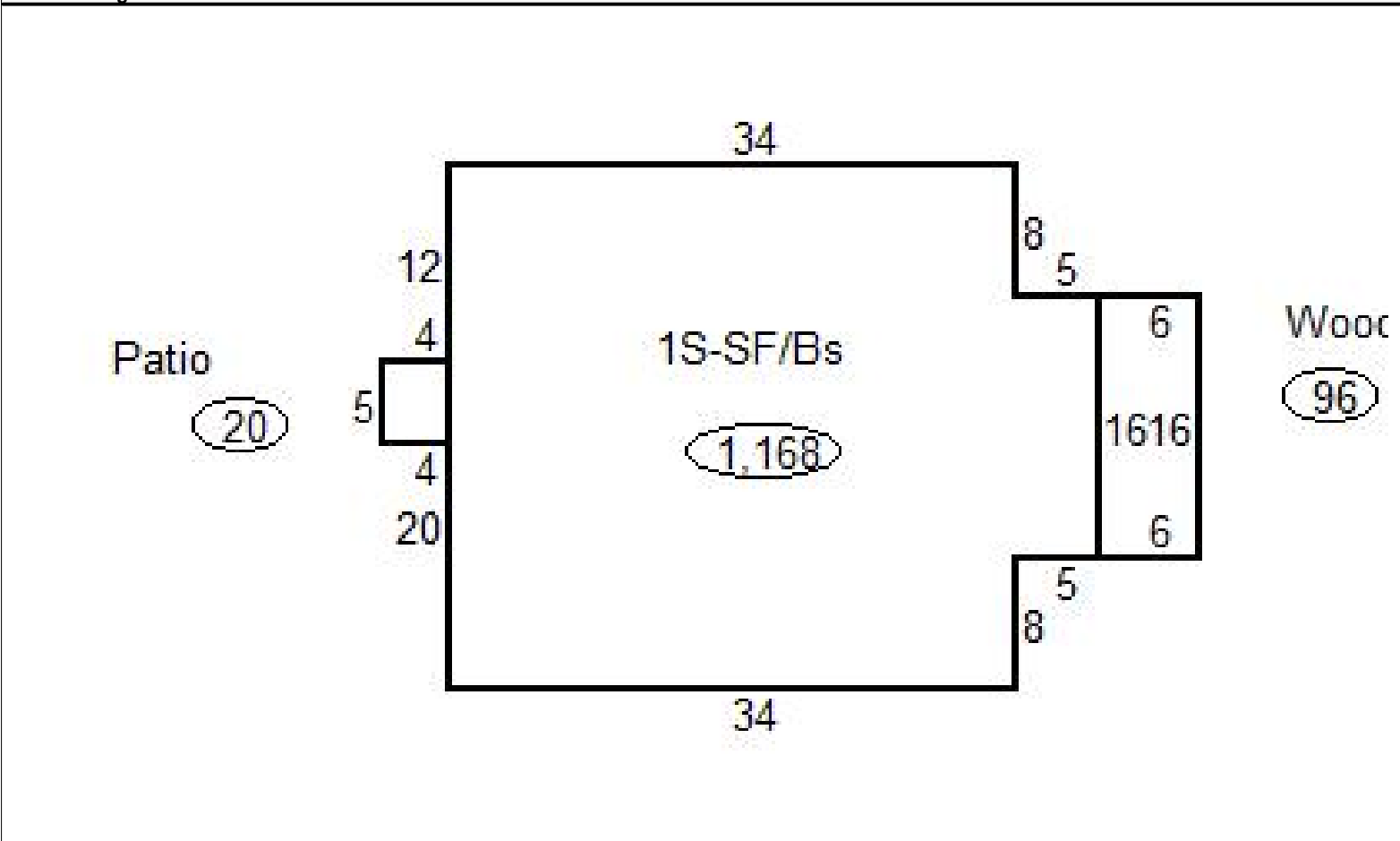
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Sketch Image

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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	20	1.000	20
2	R	1	Basement	20	1S-SF/Bs	1,168	1.000	1,168
3	M	WODC		20	Wood Deck	96	1.000	96
Total Building Area						1,168		1,168



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	ASC	3 SIDED CARPORT	22x22x0	Concrete	Formed Metal	484	
	Qual	3	Cond 3	Year 2012	Eff Age 11		
	Valuation Summary		Modifier Total	RCN	Depr (1% Phys/ 0% Func)		RCNLD
	Base Cost (4.14 x 484)		2,004		2,004	20	1,984
	SHDS	Storage	12x12x0		Composition Shingle	144	
	Qual	3	Cond 3	Year 2012	Eff Age 14		
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ 0% Func)		RCNLD
	Base Cost (21.29 x 144)		3,066		3,066	1,502	1,564
	PACN	Paving - Concrete Drive	58x20x0			1,160	
	Qual	3	Cond 3	Year 2009	Eff Age 17		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
	Base Cost (4.05 x 1,160)		4,698		4,698	3,758	940
	SHDS	Yard Shed - Metal N of Carport	8x10x8	Base	Galvanized Metal	80	
	Qual	3	Cond 3	Year 2000	Eff Age 26		
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ 0% Func)		RCNLD
	Base Cost (24.49 x 80)		1,959		1,959	1,371	588
	PACN	Paving - Concrete Walk	26x3x0			78	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
	Base Cost (7.39 x 78)		576		576	461	115