




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:09:12
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Assessment Data					Primary Image																																																																																																																				
Account 300005578 Parcel ID 1070-00-246-002-0-001-00 Cadastral ID 1070-246-002-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 201 - 4T-BUFFALO-C Name ID 25640 BAKER, JOSHUA AND ALEXIS BAKER P O BOX 287 BUFFALO OK 73834- Parcel Location Situs 00622 NW SECOND ST Subdivision MILLER'S ADDN Lot/Block 0002 / 0246 Parcel Size 5 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					 <p>1070-00-246-002-0-001-00 02/24/25</p>																																																																																																																				
HOUSE / SIDEWALK 2/24/2025																																																																																																																									
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Lat/Long: 36.83283924 -99.63190955 MILLERS ADD BLOCK 246 LOTS 2-4-6-8-10 BOOK 666 PAGE 831					<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																																																																																																											
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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	125 x 117.5	
Lot Count		
Units Buildable	4406	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	14,687.50 x .30 = 4,406	
Factor Value		
Adjustments		
Lot Value	4,406	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,102 / 1,102
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,102
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	500 Carport - Shed Roof
Remodel	
Year/Eff Age	1958 / 82

HOUSE / SIDEWALK	2/24/2025
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GRM Approach	
GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted 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	90.63	Total Misc Impr	+ 664
Roofing Adj	+ 4.32	Garage Cost	+ 6,486
Subfloor Adj	+ -2.07	Total RCN	= 127,753
Heat/Cool Adj	+ 10.77	Depreciation (80%)	- 102,202
Plumbing Adj	+ 5.79	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 25,551
Adj Base Cost	= 109.44	Lot Value	+ 4,406
Total Area	x 1,102	Indicated Value	= 29,957
Adjusted Cost	= 120,603	Value Per SqFt	27.18

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	25,551		
Lot Value	4,406		
Indicated Value	29,957	27.18	Per SqFt
Agland Value			
Site Improvements	2,799		
Total Value	32,756	29.72	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	3865	3x3	1958	9	22.92		206
PRCH	Porch	3866	5x4	1958	20	22.88		458



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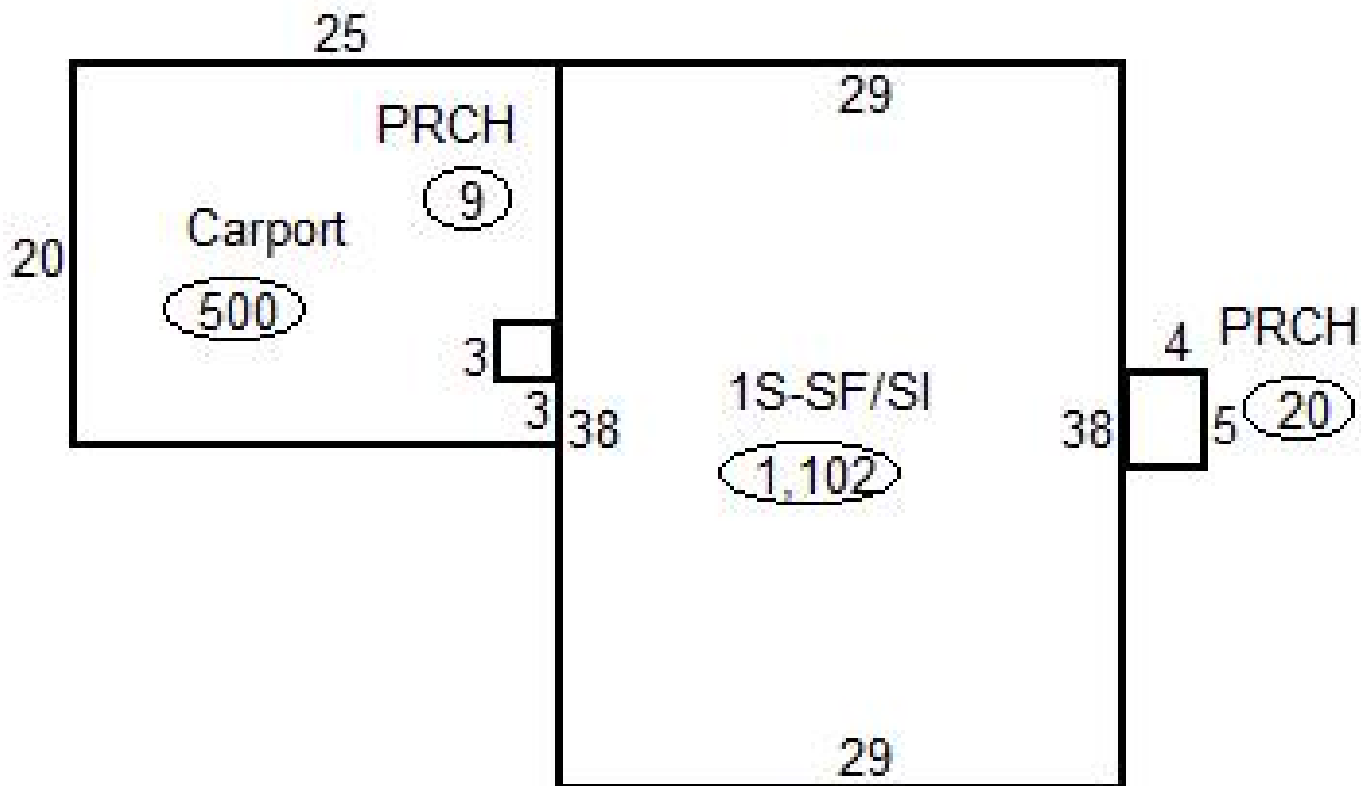
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Sketch Image

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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	9	1.000	9
2	M	PRCH		20	PRCH	20	1.000	20
3	G	4		20	Carport	500	1.000	500
4	R	1	Slab	20	1S-SF/SI	1,102	1.000	1,102
Total Building Area						1,102		1,102



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed - Wood	12x8x8	Base	Composition Shingle	96	
	Qual	3	Cond 3	Year 2021	Eff Age 5		
	Valuation Summary		Modifier Total	RCN	Depr (23% Phys/ % Func)	RCNLD	
	Base Cost (23.66 x 96)		2,271		2,271	522	1,749
	PATO	Patio	20x20x0	Concrete		400	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (7.33 x 400)		2,932		2,932	2,346	586
	SHDS	Yard Shed - Metal Corner SW	8x8x6	Base	Galvanized Metal	64	
	Qual	2	Cond 2	Year 1970	Eff Age 67		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (23.48 x 64)		1,503		1,503	1,202	301
	PACN	Paving - Concrete /SIDEWALK	30x4x0	Concrete		120	
	Qual	3	Cond 3	Year 1958	Eff Age 68		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (6.78 x 120)		814		814	651	163