



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:09:13
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300005579 Parcel ID 1070-00-246-009-0-001-00 Cadastral ID 1070-246-009-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 201 - 4T-BUFFALO-C Name ID 25400 MEDLIN, JOHN & PATRICIA COULTER % DONALD DODD PO BOX 207 BUFFALO OK 73834- Parcel Location Situs 00613 NW THIRD ST Subdivision MILLER'S ADDN Lot/Block 0009 / 0246 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					<p>1070-00-246-009-0-001-00 02/24/25</p>																																																																																																																				
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 Time 07:09:13
 Page 2

Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	75 x 117.5	
Lot Count		
Units Buildable	2644	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	8,812.50 x .30 = 2,644	
Factor Value		
Adjustments		
Lot Value	2,644	

Residential Data	
Type	1 Single Family Residence
Condition	2.75 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	900 / 900
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1946 / 84

HOUSE	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	96.18	Total Misc Impr	+ 3,647
Roofing Adj	+ 4.56	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 102,242
Heat/Cool Adj	+ 1.73	Depreciation (80%)	- 81,794
Plumbing Adj	+ 7.09	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 20,448
Adj Base Cost	= 109.55	Lot Value	+ 2,644
Total Area	x 900	Indicated Value	= 23,092
Adjusted Cost	= 98,595	Value Per SqFt	25.66

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	20,448		
Lot Value	2,644		
Indicated Value	23,092	25.66	Per SqFt
Agland Value			
Site Improvements	3,628		
Total Value	26,720	29.69	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	3870	10x6	1946	60	40.26		2,416
PRCH	Slab Porch - Covered	3871	9x6	1946	54	22.80		1,231



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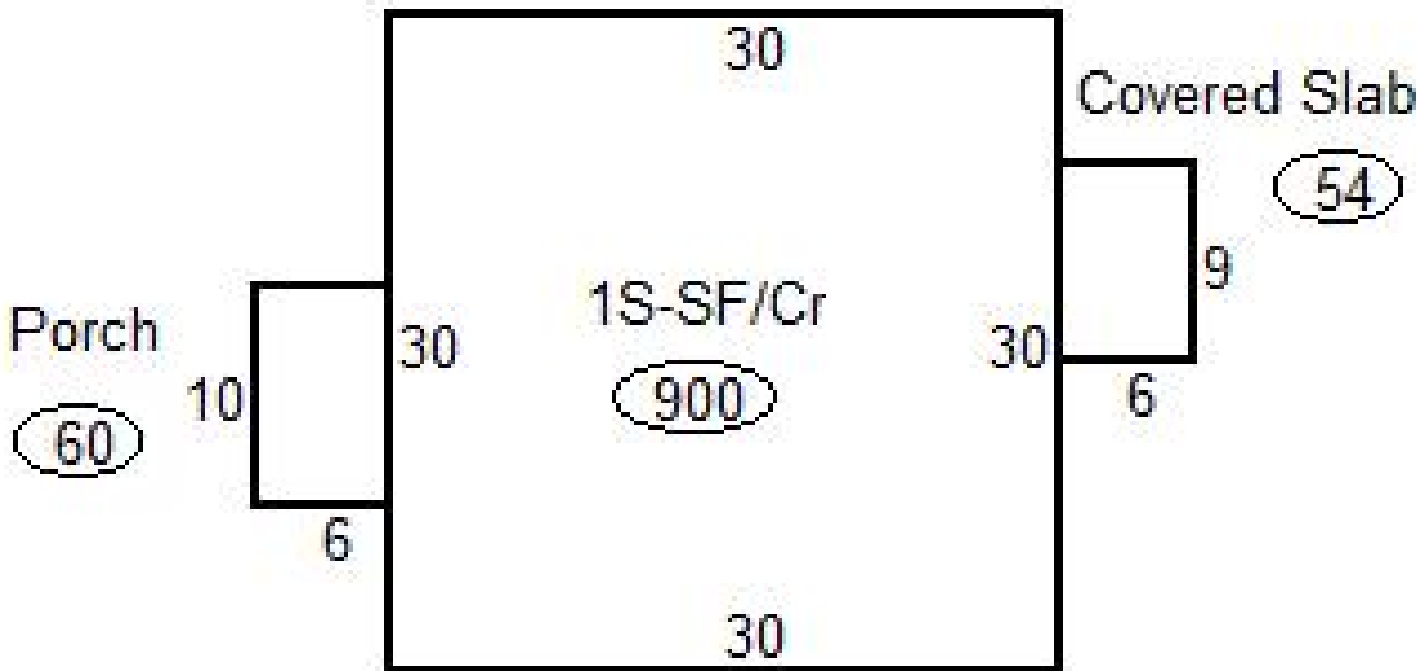
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Time 07:09:13
Page 3

Sketch Image

300005579



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	60	1.000	60
2	M	PRCH		20	Covered Slab	54	1.000	54
3	R	1	Crawl	20	1S-SF/Cr	900	1.000	900
Total Building Area						900		900



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 Time 07:09:13
 Page 4

300005579

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed -Garage Gambrel	24x15x8	Base	Composition Shingle	360	
	Qual	3	Cond 3	Year 2005	Eff Age 21		
	Valuation Summary		Modifier Total		RCN	Depr (61% Phys/ % Func)	RCNLD
	Base Cost (17.61 x 360)		6,340		6,340	3,867	2,473
	SHDS	Yard Shed - Metal NE	8x6x6	Base	Galvanized Metal	48	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (31.04 x 48)		1,490		1,490	1,192	298
	SHDS	Yard Shed - Metal Roof	14x15x6	Base	Galvanized Metal	210	
	Qual	3	Cond 3	Year 1960	Eff Age 66		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (20.41 x 210)		4,286		4,286	3,429	857