




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																													
<b>Account</b> 300005585 <b>Parcel ID</b> 1070-00-247-015-0-001-00 <b>Cadastral ID</b> 1070-247-015-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 3 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 14827 HANSEN, MARC J.  612 NE 6TH BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 00607 NW SECOND ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0015 / 0247 <b>Parcel Size</b> 4 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO					 <p>1070-00-247-015-0-001-00 02/24/25</p>																													
HOUSE										2/24/2025																								
Legal Description					Building Permits																													
Lat/Long: 36.60458071 -99.67143954																																		
MILLERS ADD. BLOCK 247 LOTS ALL 15-17;W 7 1/2' OF 16-18; N 21' OF 19;W 7' OF THE N 21' OF 20					<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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Exemptions					Sale History																													
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Code	Type	Active	Maximum	Exemption																														
H	Homestead	Yes	1,000	1,000																														
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614/348	BUSS,JEFF,ETUX	05/24/2006	40,000	Q																														
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Parcel Valuation																																		
Source REAL		Fair Cash		Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																									
Remove Cap		Land Value	2,663	2,663	12%	320	Assessed	5,254	413.70																									
Year Frozen		Improvements	41,115	41,115		4,934	Penalty	0																										
Uncapped Value 0		Mobile Home	0	0		0	Exemption	1,000	-79.00																									
TIF Project ID 0		Total Value	43,778	43,778		5,254	Total Taxable	4,254	335.00																									
Assessment History																																		
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																									
2025	2025-300005585	HANSEN, MARC J.			201	43,778	1000	4,217	332.00																									
2024	2024-300005585	HANSEN, MARC J.			201	47,512	1000	4,064	331.00																									
2023	2023-300005585	HANSEN, MARC J.			201	44,722	1000	3,917	324.00																									
2022	2022-300005585	HANSEN, MARC J.			201	39,780	1000	3,774	310.00																									
2021	2021-300005585	HANSEN, MARC J.			201	38,828	1000	3,660	302.00																									
2020	2020-300005585	HANSEN, MARC J.			201	38,828	1000	3,660	301.00																									
2019	2019-0005585	HANSEN, MARC J.			201	38,828		3,660	303.00																									
2018	2018-0005585	HANSEN, MARC J.			201	39,695		3,764	312.00																									
2017	2017-0005585	HANSEN, MARC J.			201	36,810		3,418	284.00																									
2016	2016-0005585	HANSEN, MARC J.			201	42,010		4,042	344.00																									
2015	2015-0005585	HANSEN, MARC J.			201	43,026		4,164	331.00																									
2014	2014-0005585	HANSEN, MARC J.			201	42,844		4,142	332.00																									
2013	2013-0005585	HANSEN, MARC J.			201	40,000		3,801	303.00																									



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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	2663	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	8,878.00 x .30 = 2,663	
Factor Value		
Adjustments		
Lot Value	2,663	

Residential Data	
Type	1 Single Family Residence
Condition	2.75 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	75% Frame, Siding, Vinyl 25% Rustic Log
Base/Total Area	1,256 / 1,256
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	308 Attached Garage - Unfinished
Remodel	PARTIAL -
Year/Eff Age	1940 / 78

HOUSE	2/24/2025
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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	88.76	Total Misc Impr	+ 1,174
Roofing Adj	+ 4.13	Garage Cost	+ 9,658
Subfloor Adj	+ 0.00	Total RCN	= 147,409
Heat/Cool Adj	+ 10.77	Depreciation ( 76%)	- 112,031
Plumbing Adj	+ 5.08	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 35,378
Adj Base Cost	= 108.74	Lot Value	+ 2,663
Total Area	x 1,256	Indicated Value	= 38,041
Adjusted Cost	= 136,577	Value Per SqFt	30.29

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	35,378		
Lot Value	2,663		
Indicated Value	38,041	30.29	Per SqFt
Agland Value			
Site Improvements	4,867		
Total Value	42,908	34.16	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	3896	3x3	1940	9	22.92		206
PATO	Patio - Open	13413	11x9		99	9.78		968



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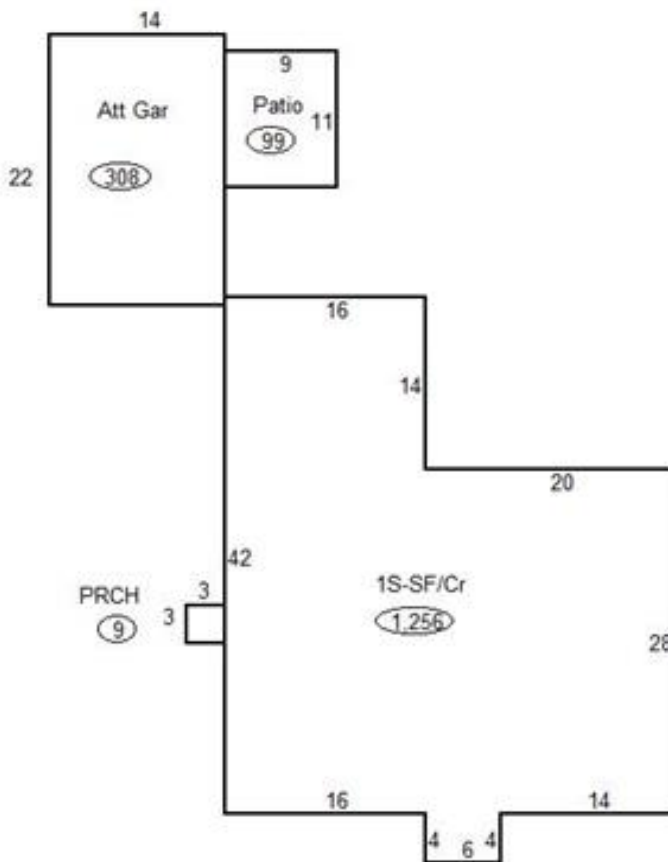
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		13	PRCH	9	1.000	9
2	G	1		13	Att Gar	308	1.000	308
3	R	1	Crawl	13	1S-SF/Cr	1,256	1.000	1,256
4	M	PATO		13	Patio	99	1.000	99
<b>Total Building Area</b>						1,256		1,256



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed - Wood	20x10x10	Concrete	Formed Metal	200	
	Qual	4	Cond 4	Year 2018	Eff Age 6		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (28% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (22.66 x 200)	4,532		4,532	1,269	3,263
	SHDS	Shed - Small	16x8x8	Base	Formed Metal	128	
	Qual	3	Cond 3	Year 2015	Eff Age 11		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (44% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (22.38 x 128)	2,865		2,865	1,261	1,604