




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:09:25  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300005591 <b>Parcel ID</b> 1070-00-248-017-0-001-00 <b>Cadastral ID</b> 1070-248-017-00-0-001-00 <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> 14831 T & L PHARMACY  PO BOX 120 BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 00603 NW FIRST ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0017 / 0248 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO					 <p>1070-00-248-017-0-001-00 02/24/25</p>																																																																																																																				
HOUSE / SIDEWALK / AWNING 2/24/2025																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.83229395 -99.63295141					<b>Building Permits</b>																																																																																																																				
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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	91 x 75	
Lot Count		
Units Buildable	2048	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	6,825.00 x .30 = 2,048	
Factor Value		
Adjustments		
Lot Value	2,048	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Asbestos Siding
Base/Total Area	972 / 972
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	2 / 1.0 /
Basement Area	
Garage Type	351 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1965 / 73

HOUSE / SIDEWALK / AWNING	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	90.13	Total Misc Impr	+ 1,300
Roofing Adj	+ 4.45	Garage Cost	+ 10,517
Subfloor Adj	+ 0.00	Total RCN	= 120,603
Heat/Cool Adj	+ 10.77	Depreciation ( 72%)	- 86,834
Plumbing Adj	+ 6.56	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 33,769
Adj Base Cost	= 111.92	Lot Value	+ 2,048
Total Area	x 972	Indicated Value	= 35,817
Adjusted Cost	= 108,786	Value Per SqFt	36.85

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	33,769		
Lot Value	2,048		
Indicated Value	35,817	36.85	Per SqFt
Agland Value			
Site Improvements	301		
Total Value	36,118	37.16	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	3912	4x4	1965	16	22.90		366
RSPC	Raised Slab Porch - Covered	3915	5x3	1965	15	40.47		607
ASC	Awing/Shelter/Carport	13417	16x5	1965	80	4.09		327



Harper

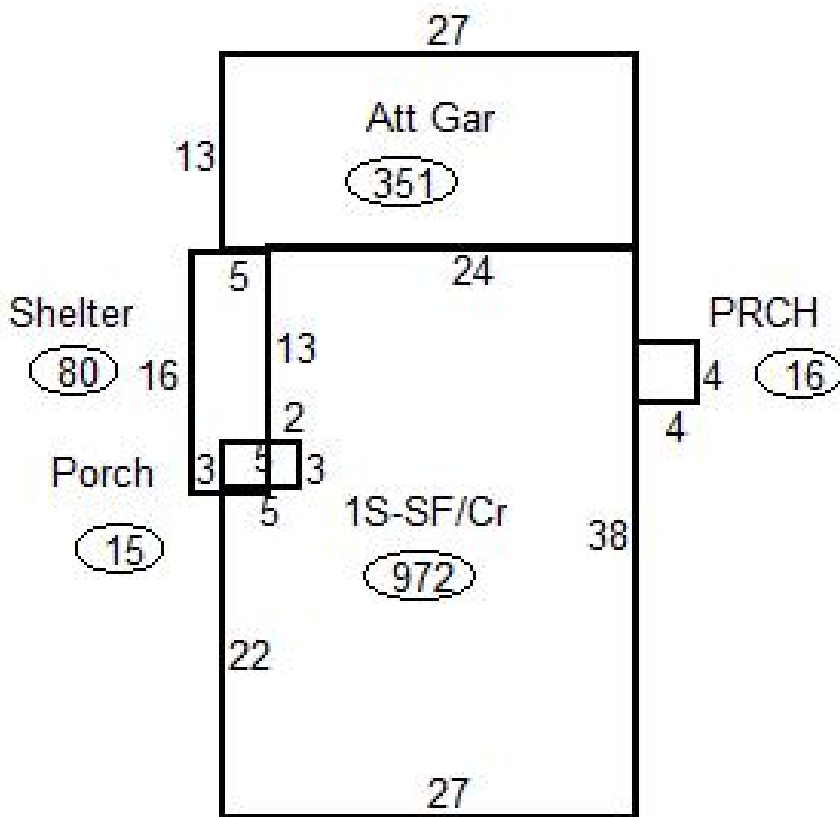
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Sketch Image

300005591



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	PRCH	16	1.000	16
2	G	1		20	Att Gar	351	1.000	351
3	R	1	Crawl	20	1S-SF/Cr	972	1.000	972
4	M	RSPC		20	Porch	15	1.000	15
5	M	ASC		20	Shelter	80	1.000	80
<b>Total Building Area</b>						<b>972</b>		<b>972</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PACN	Paving - Concrete Walk	15x3x0	Concrete		45	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
				0			
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.86 x 45)		354		354	283	71
	PACN	Paving - Concrete Drive	21x10x0	Concrete		210	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (5.48 x 210)		1,151		1,151	921