




# 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> 300005602 <b>Parcel ID</b> 1070-00-250-008-0-001-00 <b>Cadastral ID</b> 1070-250-008-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 2 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 14296 RFH FAMILY PROPERTIES, INC.  116 EAST MAIN WOODWARD OK 73801-0000  <b>Parcel Location</b> <b>Situs</b> 00616 NE SECOND ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0008 / 0250 <b>Parcel Size</b> 3 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO					 <p>1070-00-250-008-0-001-00 02/26/24</p>														
HOUSE 3/4/2024																			
<b>Legal Description</b> Lat/Long: 36.83939403 -99.63003192					<b>Building Permits</b>														
MILLERS ADD BLOCK 250 LOTS 8-10-12					<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					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
					664/334	BENBROOK RENTALS, L.L.C.	11/17/2010	50,500	21										
					508/7	SHAUGER, JOYCE	07/21/1995	3,500	PQ										
					487/34	MICHAEL G. CHASE	08/30/1993	2,000	PQ										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	78.740	<b>Current Tax</b>										
<b>Remove Cap</b>			Land Value 2,644	2,644	12%	317	<b>Assessed</b>	1,861	146.54										
<b>Year Frozen</b>			Improvements 17,041	12,871		1,544	<b>Penalty</b>	0											
<b>Uncapped Value</b>	0		Mobile Home 0	0		0	<b>Exemption</b>	0	0.00										
<b>TIF Project ID</b>	0		<b>Total Value</b> 19,685	15,515		1,861	<b>Total Taxable</b>	1,861	147.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-300005602	RFH FAMILY PROPERTIES, INC.			201	19,685	0	1,773	140.00										
2024	2024-300005602	RFH FAMILY PROPERTIES, INC.			201	20,718	0	1,689	138.00										
2023	2023-300005602	RFH FAMILY PROPERTIES, INC.			201	18,938	0	1,608	133.00										
2022	2022-300005602	RFH FAMILY PROPERTIES, INC.			201	12,766	0	1,532	126.00										
2021	2021-300005602	RFH FAMILY PROPERTIES, INC.			201	13,049	0	1,566	129.00										
2020	2020-300005602	RFH FAMILY PROPERTIES, INC.			201	13,525	0	1,623	134.00										
2019	2019-0005602	RFH FAMILY PROPERTIES, INC.			201	13,525		1,623	135.00										
2018	2018-0005602	RFH FAMILY PROPERTIES, INC.			201	13,525		1,623	135.00										
2017	2017-0005602	RFH FAMILY PROPERTIES, INC.			201	13,525		1,602	133.00										
2016	2016-0005602	RFH FAMILY PROPERTIES, INC.			201	13,525		1,526	130.00										
2015	2015-0005602	RFH FAMILY PROPERTIES, INC.			201	13,566		1,453	115.00										
2014	2014-0005602	RFH FAMILY PROPERTIES, INC.			201	13,566		1,384	111.00										
2013	2013-0005602	RFH FAMILY PROPERTIES, INC.			201	19,957		1,319	105.00										



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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	2644	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	8,814.00 x .30 = 2,644	
Factor Value		
Adjustments		
Lot Value	2,644	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2.75 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Asbestos Siding
Base/Total Area	676 / 676
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	1958 / 82

HOUSE	3/4/2024
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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	96.80	Total Misc Impr	+ 286
Roofing Adj	+ 4.73	Garage Cost	+ 0
Subfloor Adj	+ 0.60	Total RCN	= 76,519
Heat/Cool Adj	+ 1.65	Depreciation ( 80%)	- 61,215
Plumbing Adj	+ 9.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 15,304
Adj Base Cost	= 112.77	Lot Value	+ 2,644
Total Area	x 676	Indicated Value	= 17,948
Adjusted Cost	= 76,233	Value Per SqFt	26.55

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	15,304		
Lot Value	2,644		
Indicated Value	17,948	26.55	Per SqFt
Agland Value			
Site Improvements	351		
Total Value	18,299	27.07	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Raised Slab Porch - Open	3949	5x3	1958	15	9.51		143
PATO	Raised Slab Porch - Open	3950	5x3	1958	15	9.51		143



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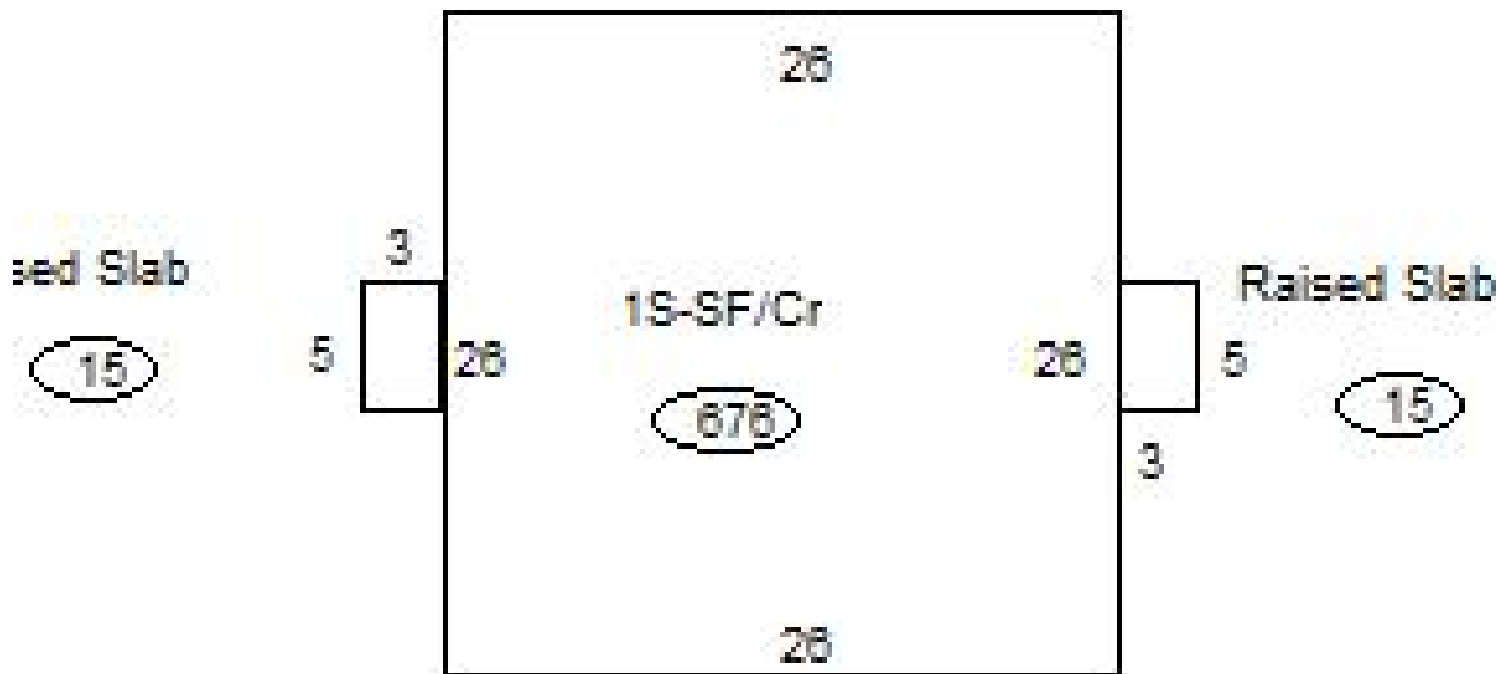
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	676	1.000	676
2	M	PATO		20	Raised Slab	15	1.000	15
3	M	PATO		20	Raised Slab	15	1.000	15
<b>Total Building Area</b>						676		676



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Metal	10x8x6	Dirt		80
	Qual	3	Cond 3	Year	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 (21.92 x 80)	1,754		1,754	1,403
						351