




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:09:37
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300005604 Parcel ID 1070-00-250-014-0-001-00 Cadastral ID 1070-250-014-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 2 Tax Area 201 - 4T-BUFFALO-C Name ID 21895 WADDLE, TOM AND DEBBY WADDLE 17849 E. 16 RD ROSSTON OK 73855-5531 Parcel Location Situs 00610 NE SECOND ST Subdivision MILLER'S ADDN Lot/Block 0014 / 0250 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					 <p>1070-00-250-014-0-001-00 02/26/24</p>																																																																																																																				
Legal Description Lat/Long: 36.83875883 -99.63004242 MILLERS ADD BLOCK 250 LOTS 14-16-18																																																																																																																									
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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	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,121 / 1,121
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	598 Detached Garage - Unfinished
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	90.08	Total Misc Impr	+ 235
Roofing Adj	+ 4.29	Garage Cost	+ 20,337
Subfloor Adj	+ 0.00	Total RCN	= 144,812
Heat/Cool Adj	+ 10.77	Depreciation (80%)	- 115,850
Plumbing Adj	+ 5.69	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 28,962
Adj Base Cost	= 110.83	Lot Value	+ 2,644
Total Area	x 1,121	Indicated Value	= 31,606
Adjusted Cost	= 124,240	Value Per SqFt	28.19

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	28,962		
Lot Value	2,644		
Indicated Value	31,606	28.19	Per SqFt
Agland Value			
Site Improvements			
Total Value	31,606	28.19	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	3957	3x3	1958	9	9.78		88
PATO	Slab Porch - Open	3958	5x3	1958	15	9.78		147



Harper

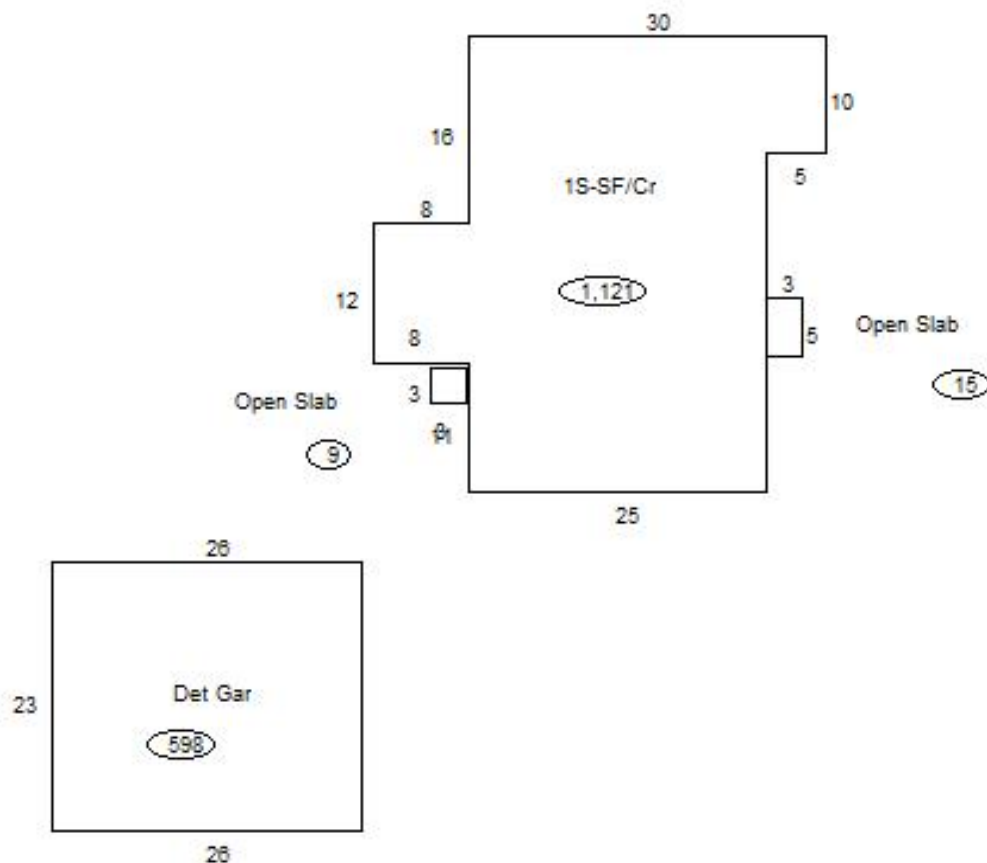
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Sketch Image

300005604



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,121	1.000	1,121
2	M	PATO		20	Open Slab	9	1.000	9
3	M	PATO		20	Open Slab	15	1.000	15
4	G	2		20	Det Gar	598	1.000	598
Total Building Area						1,121		1,121