




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Time 07:09:39  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300005606 <b>Parcel ID</b> 1070-00-250-020-0-001-00 <b>Cadastral ID</b> 1070-250-020-00-0-001-00 <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> 14841 WADDLE, TOM & DEBBY WADDLE  17849 E. 16 RD ROSSTON OK 73855-5531  <b>Parcel Location</b> <b>Situs</b> 00604 NE SECOND ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0020 / 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>1070-00-250-020-0-001-00 02/26/24</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.83908944 -99.63076377 MILLERS ADD BLOCK 250 LOTS 20-22-24										<b>Building Permits</b> <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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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	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,878 / 1,878
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	308 Total, 308 Partition
Garage Type	
Remodel	KITCHEN/BA -
Year/Eff Age	1950 / 61

HOUSE	3/4/2024
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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	79.31	Total Misc Impr	+ 8,506
Roofing Adj	+ 3.78	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 212,231
Heat/Cool Adj	+ 10.77	Depreciation ( 63%)	- 133,706
Plumbing Adj	+ 5.22	Lump Sums	+ 0
Basement Adj	+ 9.39	RCNLD	= 78,525
Adj Base Cost	= 108.48	Lot Value	+ 2,644
Total Area	x 1,878	Indicated Value	= 81,169
Adjusted Cost	= 203,725	Value Per SqFt	43.22

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	78,525		
Lot Value	2,644		
Indicated Value	81,169	43.22	Per SqFt
Agland Value			
Site Improvements	3,484		
Total Value	84,653	45.08	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	3962	14x7	1950	98	9.78		958
PATO	Slab Porch - Open	3963	6x4	1950	24	9.78		235
WODC	Wood Deck - Covered	13443	148	2015	148	36.75		5,439
WDBS	Wood Burning Stove		1	1980	1	1,874.09		1,874





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Wood	10x8x6			80
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2010	<b>Eff Age</b> 16		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (25.91 x 80)		2,073		2,073	1,078	995
	CPAT	Carport - Attached West	22x20x8	Concrete	Composition Shingle	440
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2008	<b>Eff Age</b> 18		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (64% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (8.57 x 440)		3,771		3,771	2,413	1,358
	PACN	Paving - Concrete Drive	38x20x0	Concrete		760
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2003	<b>Eff Age</b> 23		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (4.11 x 760)		3,124		3,124	2,499	625
	PACN	Paving - Concrete Patio Back Yard	25x14x0	Concrete		350
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2003	<b>Eff Age</b> 23		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (4.18 x 350)		1,463		1,463	1,170	293
	PACN	Paving - Concrete Walk Front	45x4x0	Concrete		180
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2003	<b>Eff Age</b> 23		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (5.92 x 180)		1,066		1,066	853	213