



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image									
Account	300005613													
Parcel ID	1070-00-251-020-0-001-00													
Cadastral ID	1070-251-020-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	2											
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14296													
RFH FAMILY PROPERTIES, INC.														
116 EAST MAIN WOODWARD OK 73801-0000														
Parcel Location														
Situs	00216 E BEST ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0020 / 0251	Parcel Size	3 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
HOUSE 3/4/2024														
Legal Description Lat/Long: 36.83957147 -99.62776788														
MILLERS ADD BLOCK 251 LOTS 20-22-24														
Building Permits														
<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										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					664/334	BENBROOK RENTALS, L.L.C.	11/17/2010	50,500	21					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	2,644	2,225	12%	267	Assessed	3,622	285.20					
Year Frozen		Improvements	37,031	27,959		3,355	Penalty	0						
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	0	0.00					
TIF Project ID	0	Total Value	39,675	30,184	3,622	Total Taxable	3,622	285.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005613	RFH FAMILY PROPERTIES, INC.	201	39,675	0	3,449	272.00							
2024	2024-300005613	RFH FAMILY PROPERTIES, INC.	201	43,825	0	3,286	268.00							
2023	2023-300005613	RFH FAMILY PROPERTIES, INC.	201	41,034	0	3,129	259.00							
2022	2022-300005613	RFH FAMILY PROPERTIES, INC.	201	35,224	0	2,980	245.00							
2021	2021-300005613	RFH FAMILY PROPERTIES, INC.	201	35,651	0	2,838	234.00							
2020	2020-300005613	RFH FAMILY PROPERTIES, INC.	201	33,990	0	2,703	222.00							
2019	2019-0005613	RFH FAMILY PROPERTIES, INC.	201	33,990		2,574	213.00							
2018	2018-0005613	RFH FAMILY PROPERTIES, INC.	201	33,990		2,452	203.00							
2017	2017-0005613	RFH FAMILY PROPERTIES, INC.	201	33,990		2,336	194.00							
2016	2016-0005613	RFH FAMILY PROPERTIES, INC.	201	33,990		2,224	189.00							
2015	2015-0005613	RFH FAMILY PROPERTIES, INC.	201	34,109		2,118	168.00							
2014	2014-0005613	RFH FAMILY PROPERTIES, INC.	201	34,109		2,017	162.00							
2013	2013-0005613	RFH FAMILY PROPERTIES, INC.	201	33,684		1,922	153.00							



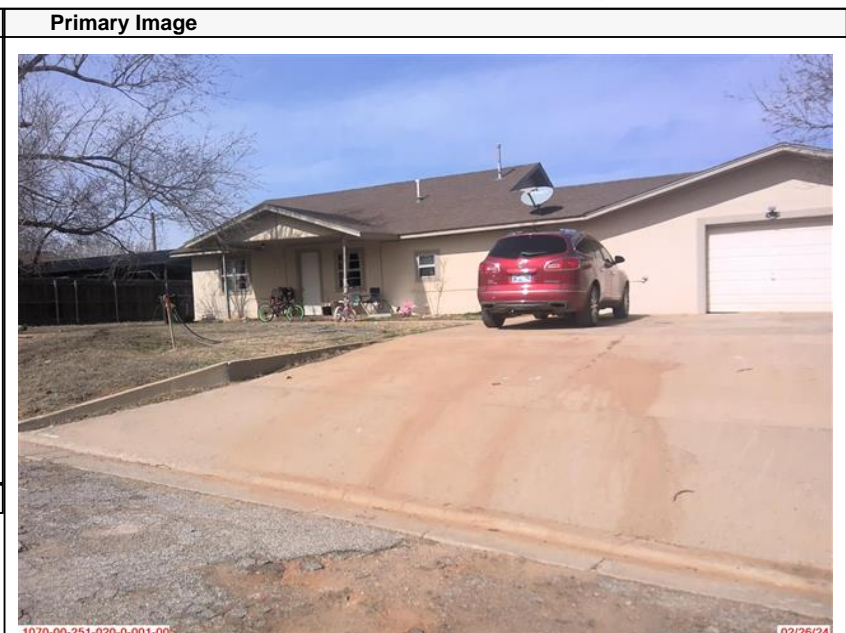
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Lot Data		Square-Foot - BUFFALO ORIGMILLERS	
Lot Size	0	0	
Lot Count			
Units Buildable	2644		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	8,814.00 x .30 = 2,644		
Factor Value			
Adjustments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



HOUSE 3/4/2024

Residential Data	
Type	1 Single Family Residence
Condition	3.2 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,168 / 1,168
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	3 / 1.0 /
Basement Area	
Garage Type	600 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1948 / 75

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	90.76	Total Misc Impr	+ 880
Roofing Adj	+ 4.23	Garage Cost	+ 15,616
Subfloor Adj	+ 0.00	Total RCN	= 135,842
Heat/Cool Adj	+ 1.73	Depreciation (74%)	- 100,523
Plumbing Adj	+ 5.46	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 35,319
Adj Base Cost	= 102.18	Lot Value	+ 2,644
Total Area	x 1,168	Indicated Value	= 37,963
Adjusted Cost	= 119,346	Value Per SqFt	32.50

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	35,319		
Lot Value	2,644		
Indicated Value	37,963	32.50	Per SqFt
Agland Value			
Site Improvements	711		
Total Value	38,674	33.11	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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PATO	Slab Porch - Open	3980	15x6	1948	90	9.78		880
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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	PATO		20	Open Slab	90	1.000	90
2	G	1		20	Att Gar	600	1.000	600
3	R	1	Crawl	20	1S-SF/Cr	1,168	1.000	1,168
Total Building Area						1,168		1,168



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete	36x20x0	Concrete		720
	Qual	3	Cond 3	Year 1985	Eff Age 41	
				0		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.12 x 720)	2,966		2,966	2,373	593
	PACN	Paving - Concrete	20x4x0	Concrete		80
	Qual	3	Cond 3	Year 1948	Eff Age 78	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (7.35 x 80)	588		588	470