



# 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	300005618													
Parcel ID	1070-00-252-013-0-001-00													
Cadastral ID	1070-252-013-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	2											
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14847													
RHYMER, SEAN														
611 NE THIRD BUFFALO OK 73834-0000														
Parcel Location														
Situs	00614 NE THIRD ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0013 / 0252	Parcel Size	2 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
HOUSE 3/4/2024														
Legal Description Lat/Long: 36.84125074 -99.62878399														
MILLERS ADD BLOCK 252 LOTS 13-15														
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					
H	Homestead	Yes	1,000	1,000	723/237	INSLEE, GERELD W.	06/01/2017	20,000	21					
					642/839	DAVIS, CLETA FAY	10/03/2008	9,500	21					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap	0	Land Value	1,763	1,763	12%	212	Assessed	2,734	215.28					
Year Frozen		Improvements	22,869	21,021	2,522	Penalty	0							
Uncapped Value	0	Mobile Home	0	0	0	Exemption	1,000	-78.00						
TIF Project ID	0	Total Value	24,632	22,784	2,734	Total Taxable	1,734	137.00						
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300005618	RHYMER, SEAN			201	24,632	1000	1,655	130.00					
2024	2024-300005618	RHYMER, SEAN			201	29,095	1000	1,578	128.00					
2023	2023-300005618	RHYMER, SEAN			201	26,401	1000	1,503	124.00					
2022	2022-300005618	RHYMER, SEAN			201	20,245	1000	1,430	118.00					
2021	2021-300005618	RHYMER, SEAN			201	20,228	1000	1,428	118.00					
2020	2020-300005618	RHYMER, SEAN			201	20,000	1000	1,400	115.00					
2019	2019-0005618	RHYMER, SEAN			201	28,047		1,400	116.00					
2018	2018-0005618	RHYMER, SEAN			201	20,000		604	50.00					
2017	2017-0005618	RHYMER, SEAN			201	28,047		1,528	127.00					
2016	2016-0005618	INSLEE, GERELD W.			201	28,047		1,455	124.00					
2015	2015-0005618	INSLEE, GERELD W.			201	28,108		1,386	110.00					
2014	2014-0005618	INSLEE, GERELD W.			201	28,108		1,320	106.00					
2013	2013-0005618	INSLEE, GERELD W.			201	27,264		1,257	100.00					



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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	1763	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	5,876.00 x .30 = 1,763	
Factor Value		
Adjustments		
Lot Value	1,763	

Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	1 - Low
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,580 / 1,580
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	1938 / 123

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	

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	22,840
Lot Value	1,763
Indicated Value	24,603
Agland Value	15.57 Per SqFt
Site Improvements	251
Total Value	24,854
	15.73 Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	63.16	Total Misc Impr	+ 0
Roofing Adj	+ 2.94	Garage Cost	+ 0
Subfloor Adj	+ 1.86	Total RCN	= 114,202
Heat/Cool Adj	+ 1.29	Depreciation ( 80%)	- 91,362
Plumbing Adj	+ 3.03	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 22,840
Adj Base Cost	= 72.28	Lot Value	+ 1,763
Total Area	x 1,580	Indicated Value	= 24,603
Adjusted Cost	= 114,202	Value Per SqFt	15.57

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value



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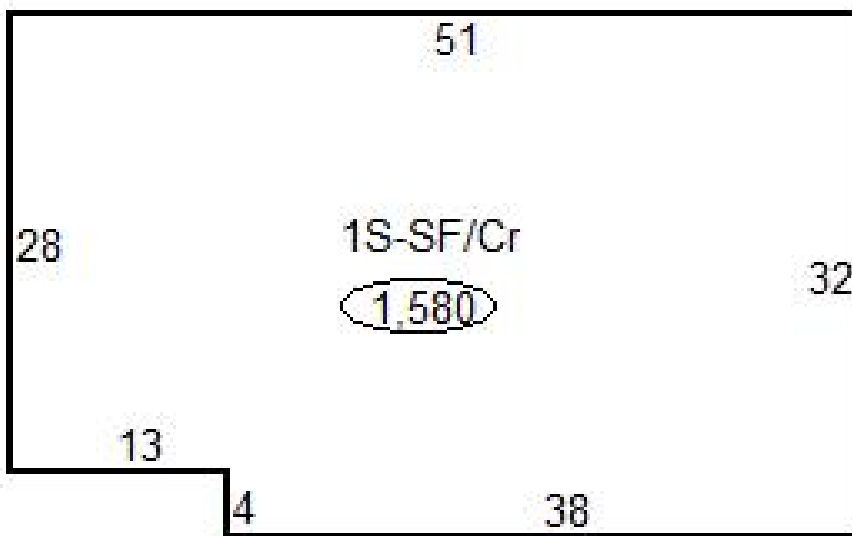
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Sketch Image

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REVIEWED MEASUREMENTS 2025



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,580	1.000	1,580
2	N	0		20	REVIEWED MEASUREMENTS 2025		0.000	
<b>Total Building Area</b>						1,580		1,580



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / W/E SIDEWALK	12x3x0	Concrete		36
	<b>Qual</b>	<b>3</b>	<b>Cond</b> 3	<b>Year</b> 1938	<b>Eff Age</b> 88	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.99 x 36)		288		288	230
	PACN	Paving - Concrete /N/S SIDEWALK	16x3x0	Concrete		48
	<b>Qual</b>	<b>3</b>	<b>Cond</b> 3	<b>Year</b> 1938	<b>Eff Age</b> 88	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.82 x 48)		375		375	300
	PACN	Paving - Concrete / SIDE SLAB	15x4x0	Concrete		60
	<b>Qual</b>	<b>3</b>	<b>Cond</b> 3	<b>Year</b> 1938	<b>Eff Age</b> 88	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.64 x 60)		458		458	366
	PACN	Paving - Concrete	8x2x0			16
	<b>Qual</b>	<b>3</b>	<b>Cond</b> 3	<b>Year</b> 1938	<b>Eff Age</b> 88	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (8.15 x 16)		130		130	104