




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:09:54  
 Page 1

Assessment Data					Primary Image									
Account	300005622				 <p>1070-00-253-001-0-001-00 02/26/24</p>									
Parcel ID	1070-00-253-001-0-001-00													
Cadastral ID	1070-253-001-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area 2												
Tax Area	201 - 4T-BUFFALO-C													
Name ID	25651													
SHAW, CARISSA A.														
P O BOX 714 BUFFALO OK 73834-														
Parcel Location														
Situs	00621 NE FOURTH ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0001 / 0253	Parcel Size 4 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG\MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
HOUSE / PORCH 3/4/2024														
Legal Description Lat/Long: 36.84125043 -99.63016856														
MILLERS ADD BLOCK 253 LOTS 1-3-5-7 BOOK 785 PAGE 747														
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					
					781/183	FURGASON, GEORGIA L.	04/11/2024		04					
					785/747	CARNEGEY, JOYCE ANN	04/04/2024	40,000	Q					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap	2025	Land Value	3,440	3,440	12%	413	Assessed	4,801	378.03					
Year Frozen		Improvements	36,560	36,560		4,388	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	40,000	40,000		4,801	Total Taxable	4,801	378.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005622	SHAW, CARISSA A.	201	40,000	0	4,801	378.00							
2024	2024-300005622	CARNEGEY, JOYCE ANN	201	45,080	0	3,306	269.00							
2023	2023-300005622	FURGASON, GEORGIA L.	201	42,699	2000	1,149	95.00							
2022	2022-300005622	FURGASON, GEORGIA L.	201	36,998	2000	1,149	95.00							
2021	2021-300005622	FURGASON, GEORGIA L.	201	36,104	2000	1,150	95.00							
2020	2020-300005622	FURGASON, GEORGIA L.	201	36,290	2000	1,149	95.00							
2019	2019-0005622	FURGASON, GEORGIA L.	201	36,290		1,149	95.00							
2018	2018-0005622	FURGASON, GEORGIA L.	201	36,290		1,149	95.00							
2017	2017-0005622	FURGASON, GEORGIA L.	201	36,290		1,149	96.00							
2016	2016-0005622	FURGASON, GEORGIA L.	201	36,290		1,149	98.00							
2015	2015-0005622	FURGASON, GEORGIA L.	201	36,409		1,149	91.00							
2014	2014-0005622	FURGASON, GEORGIA L.	201	36,409		1,149	92.00							
2013	2013-0005622	FURGASON, GEORGIA L.	201	41,374		1,149	92.00							




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 Time 07:09:54  
 Page 2

Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	3526	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	11,752.00 x .30 = 3,526	
Factor Value		
Adjustments		
Lot Value	3,526	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Masonry, Brick/Stone
Base/Total Area	1,161 / 1,161
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	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1960 / 66

1070-00-253-001-0-001-00 02/26/24

HOUSE / PORCH 3/4/2024

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	96.79	Total Misc Impr	+ 6,853
Roofing Adj	+ 4.24	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 143,027
Heat/Cool Adj	+ 10.77	Depreciation ( 67%)	- 95,828
Plumbing Adj	+ 5.49	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 47,199
Adj Base Cost	= 117.29	Lot Value	+ 3,526
Total Area	x 1,161	Indicated Value	= 50,725
Adjusted Cost	= 136,174	Value Per SqFt	43.69

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	47,199		
Lot Value	3,526		
Indicated Value	50,725	43.69	Per SqFt
Agland Value			
Site Improvements	448		
Total Value	51,173	44.08	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Slab Porch - Open	4001	14x6	1960	84	40.14		3,372
CPDT	Carport - Detached	11689	20x18	2003	360	9.67		3,481



Harper

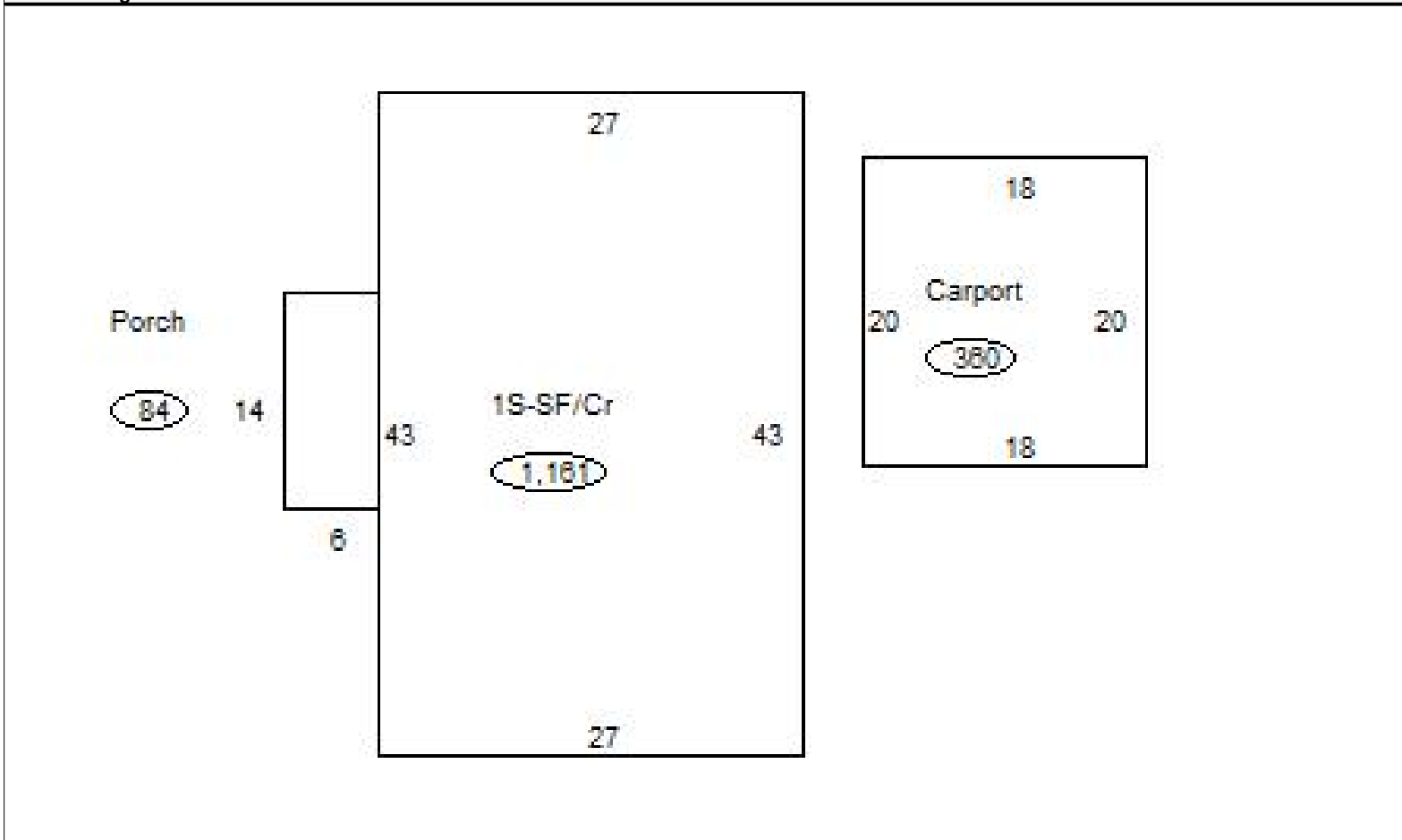
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Date 02/06/2026  
 Time 07:09:54  
 Page 3

Sketch Image

300005622



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	84	1.000	84
2	R	1	Crawl	20	1S-SF/Cr	1,161	1.000	1,161
3	M	CPDT		20	Carport	360	1.000	360
<b>Total Building Area</b>						1,161		1,161



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Time 07:09:54  
Page 4

300005622

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Wood	12x10x6	Dirt	Composition Roll	120
	Qual	3	Cond 3	Year 1990	Eff Age 36	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (18.68 x 120)	2,242		2,242	1,794
						448