



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 300005646 <b>Parcel ID</b> 1070-00-267-008-0-001-00 <b>Cadastral ID</b> 1070-267-008-00-0-001-00 <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> 14864 SNIDER, GREG W. & JOANNIE SNIDER  P O BOX 192 BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 00313 E DICK ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0008 / 0267 <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>1070-00-267-008-0-001-00 02/26/24</p>																																																	
<b>HOUSE</b> 3/4/2024																																																						
<b>Legal Description</b> Lat/Long: 36.84084866 -99.62963656					<b>Building Permits</b>																																																	
MILLERS ADD. BLOCK 267 LOTS 8-10-12					<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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<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
H	Homestead	Yes	1,000	1,000	703/764	SECRET, MARY L.	10/29/2014	50,000	21																																													
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>78.740</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td></td> <td>Land Value 2,644</td> <td>2,644</td> <td>12%</td> <td>317</td> <td>Assessed</td> <td>6,405</td> <td>504.33</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements 55,153</td> <td>50,728</td> <td></td> <td>6,088</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-78.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 57,797</td> <td>53,372</td> <td></td> <td>6,405</td> <td>Total Taxable</td> <td>5,405</td> <td>426.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	Remove Cap		Land Value 2,644	2,644	12%	317	Assessed	6,405	504.33	Year Frozen		Improvements 55,153	50,728		6,088	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-78.00	TIF Project ID	0	Total Value 57,797	53,372		6,405	Total Taxable	5,405	426.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-300005646	SNIDER, GREG W. &	201	57,797	1000	5,218	411.00																																															
2024	2024-300005646	SNIDER, GREG W. &	201	59,023	1000	5,037	410.00																																															
2023	2023-300005646	SNIDER, GREG W. &	201	55,469	1000	4,861	402.00																																															
2022	2022-300005646	SNIDER, GREG W. &	201	47,422	1000	4,690	386.00																																															
2021	2021-300005646	SNIDER, GREG W. &	201	46,590	1000	4,591	379.00																																															
2020	2020-300005646	SNIDER, GREG W. &	201	46,317	0	5,558	457.00																																															
2019	2019-0005646	SNIDER, GREG W. &	201	47,349		5,682	471.00																																															
2018	2018-0005646	SNIDER, GREG W. &	201	47,349		5,682	471.00																																															
2017	2017-0005646	SNIDER, GREG W. &	201	48,381		5,806	483.00																																															
2016	2016-0005646	SNIDER, GREG W. &	201	49,413		5,929	504.00																																															
2015	2015-0005646	SNIDER, GREG W. &	201	50,000		6,000	476.00																																															
2014	2014-0005646	SECRET, MARY L.	201	33,359		1,971	158.00																																															
2013	2013-0005646	SECRET, MARY L.	201	36,410		1,885	150.00																																															



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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	3.25 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,246 / 1,246
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	350 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1960 / 63

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	86.91	Total Misc Impr	+ 2,844
Roofing Adj	+ 4.14	Garage Cost	+ 10,499
Subfloor Adj	+ 0.00	Total RCN	= 146,590
Heat/Cool Adj	+ 10.77	Depreciation ( 64%)	- 93,818
Plumbing Adj	+ 5.12	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 52,772
Adj Base Cost	= 106.94	Lot Value	+ 2,644
Total Area	x 1,246	Indicated Value	= 55,416
Adjusted Cost	= 133,247	Value Per SqFt	44.48

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	52,772		
Lot Value	2,644		
Indicated Value	55,416	44.48	Per SqFt
Agland Value			
Site Improvements	9,053		
Total Value	64,469	51.74	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	4067	4x2	1960	8	9.78		78
CPAT	Carport - Attached	4068	20x15	2020	300	9.22		2,766



Harper

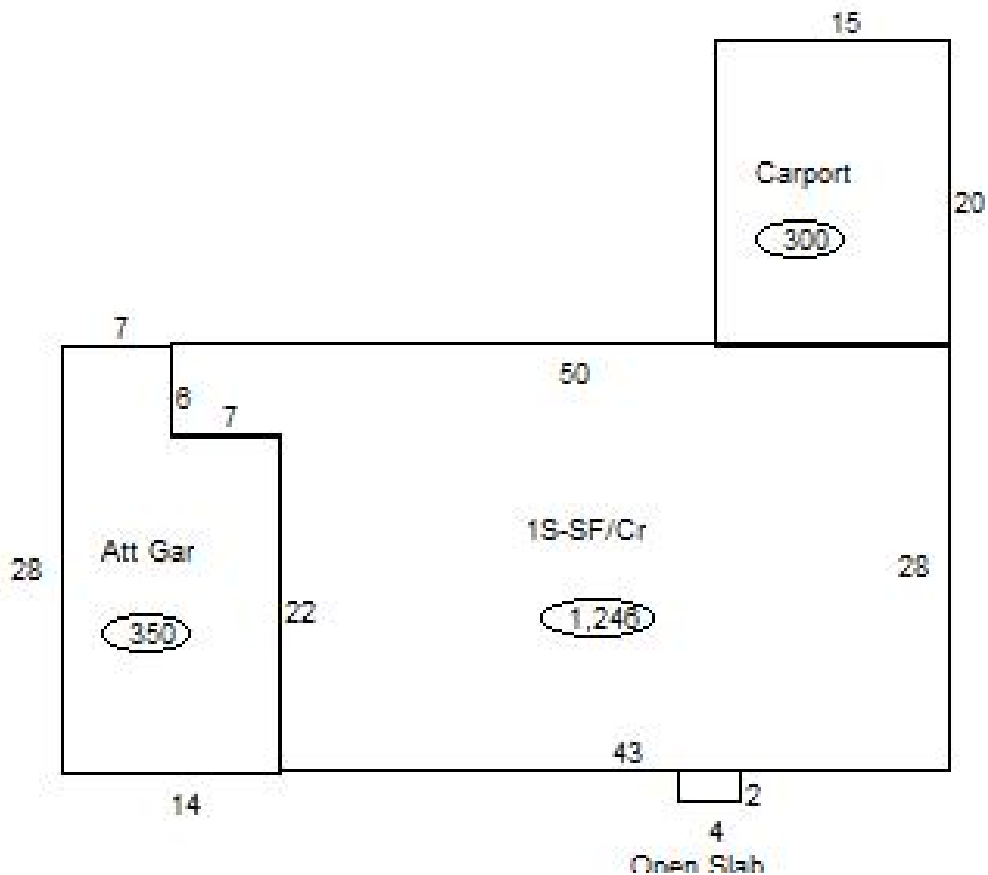
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		20	Att Gar	350	1.000	350
2	M	PATO		20	Open Slab	8	1.000	8
3	M	CPAT		20	Carport	300	1.000	300
4	R	1	Crawl	20	1S-SF/Cr	1,246	1.000	1,246
<b>Total Building Area</b>						1,246		1,246



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / DRIVEWAY	24x17x0	Concrete		408
	Qual	3 Cond 3	Year 2025	Eff Age 1		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.17 x 408)		1,701		1,701	85	1,616
	CPDT	Carport - Detached	28x24x12	Concrete	Formed Metal	672
	Qual	3 Cond 3	Year 2025	Eff Age 1		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (6% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (10.85 x 672)		7,291		7,291	437	6,854
	SHDS	Storage	14x8x6	Dirt	Formed Metal	112
	Qual	3 Cond 3	Year 1995	Eff Age 31		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (78% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (19.15 x 112)		2,145		2,145	1,673	472
	PACN	Paving - Concrete / SIDEWALK	25x3x0	Concrete		75
	Qual	3 Cond 3	Year 1960	Eff Age 66		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (7.43 x 75)		557		557	446	111