



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:10:30
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Assessment Data					Primary Image									
Account	300005659				<p>1070-00-271-001-0-001-00 02/24/25</p>									
Parcel ID	1070-00-271-001-0-001-00													
Cadastral ID	1070-271-001-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	3											
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14874													
BRANCH, ANGIE														
RT 1 BOX 167 BUFFALO OK 73834-0000														
Parcel Location														
Situs	00711 NW FIRST ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0001 / 0271	Parcel Size	2 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
HOUSE / FRONT STEP 2/24/2025														
Legal Description Lat/Long: 36.84194710 -99.63233218														
MILLERS ADD BLOCK 271 LOTS W 117.5' OF 1-3-5														
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	653/241	BARBY, SHERRY, ETAL	10/28/2009	30,000	Q					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	3,349	3,349	12%	402	Assessed	5,356	421.73					
Year Frozen		Improvements	43,085	41,282		4,954	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-79.00					
TIF Project ID	0	Total Value	46,434	44,631		5,356	Total Taxable	4,356	343.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005659	BRANCH, ANGIE	201	46,434	1000	4,200	331.00							
2024	2024-300005659	BRANCH, ANGIE	201	49,483	1000	4,048	330.00							
2023	2023-300005659	BRANCH, ANGIE	201	47,229	1000	3,902	323.00							
2022	2022-300005659	BRANCH, ANGIE	201	39,656	1000	3,759	309.00							
2021	2021-300005659	BRANCH, ANGIE	201	39,168	1000	3,700	305.00							
2020	2020-300005659	BRANCH, ANGIE	201	39,168	1000	3,700	304.00							
2019	2019-0005659	BRANCH, ANGIE	201	39,168		3,648	302.00							
2018	2018-0005659	BRANCH, ANGIE	201	39,168		3,513	291.00							
2017	2017-0005659	BRANCH, ANGIE	201	39,168		3,382	281.00							
2016	2016-0005659	BRANCH, ANGIE	201	39,168		3,254	277.00							
2015	2015-0005659	BRANCH, ANGIE	201	39,302		3,130	248.00							
2014	2014-0005659	BRANCH, ANGIE	201	39,302		3,010	241.00							
2013	2013-0005659	BRANCH, ANGIE	201	39,107		2,893	230.00							



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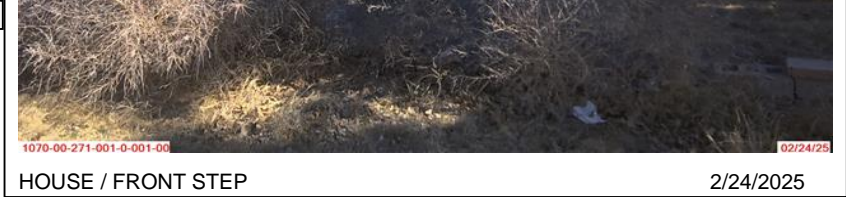
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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	3349	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	11,164.00 x .30 = 3,349	
Factor Value		
Adjustments		
Lot Value	3,349	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,166 / 1,166
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	575 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1951 / 75



HOUSE / FRONT STEP 2/24/2025

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	90.83	Total Misc Impr	+ 1,281
Roofing Adj	+ 5.23	Garage Cost	+ 15,127
Subfloor Adj	+ 0.00	Total RCN	= 147,350
Heat/Cool Adj	+ 10.77	Depreciation (74%)	- 109,039
Plumbing Adj	+ 5.47	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 38,311
Adj Base Cost	= 112.30	Lot Value	+ 3,349
Total Area	x 1,166	Indicated Value	= 41,660
Adjusted Cost	= 130,942	Value Per SqFt	35.73

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	38,311		
Lot Value	3,349		
Indicated Value	41,660	35.73	Per SqFt
Agland Value			
Site Improvements	3,550		
Total Value	45,210	38.77	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	4092	8x4	1951	32	22.86		732
PRCH	Porch	4093	6x4	1951	24	22.87		549



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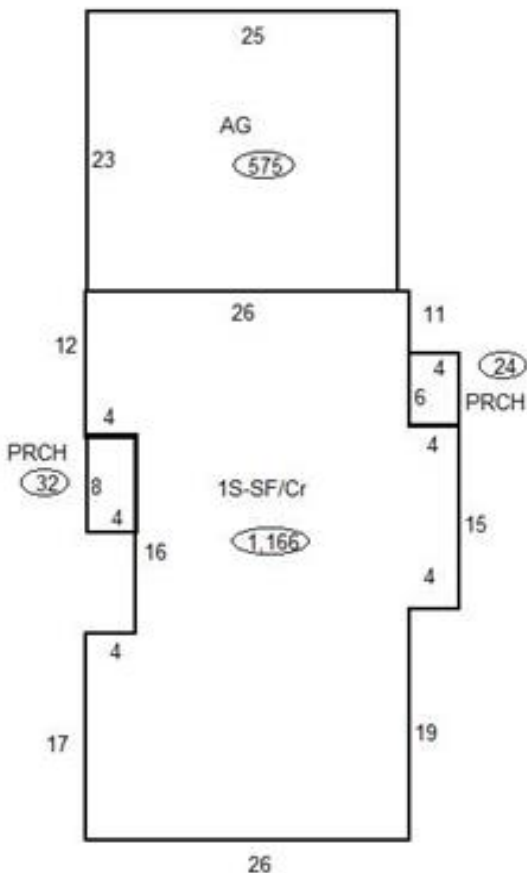
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		13	PRCH	32	1.000	32
2	M	PRCH		13	PRCH	24	1.000	24
3	R	1	Crawl	13	1S-SF/Cr	1,166	1.000	1,166
4	G	1		13	AG	575	1.000	575
Total Building Area						1,166		1,166



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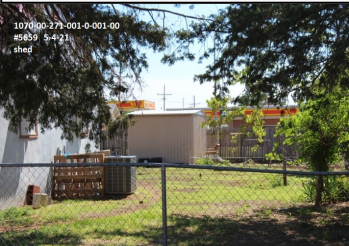

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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
 <p>1070-00-275-001-0-001-00 #5659 5-4-21 shed</p>	SHDS	Shed - Small	10x8x8	Base	Galvanized Metal	80	
	Qual	4.25	Cond 4.25	Year 2015	Eff Age 9		
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD	
	Base Cost (27.46 x 80)		2,197		2,197	879	1,318
 <p>1070-00-275-001-0-001-00 #5659 5-4-2021 DET'D COV PORCH</p>	PATC	Patio - Covered	18x14x10	Concrete	Formed Metal	252	
	Qual	4	Cond 4	Year 2013	Eff Age 10		
	Valuation Summary		Modifier Total	RCN	Depr (51% Phys/ % Func)	RCNLD	
	Base Cost (18.08 x 252)		4,556		4,556	2,324	2,232