



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:10:50
 Page 1

Assessment Data					Primary Image									
Account	300005681				<p>1080-00-002-002-0-001-00 02/26/24</p>									
Parcel ID	1080-00-002-002-0-001-00													
Cadastral ID	1080-002-002-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area 2												
Tax Area	201 - 4T-BUFFALO-C													
Name ID	13435													
YOUNG, WALTER D.														
PO BOX 378 BUFFALO OK 73834-0000														
Parcel Location														
Situs	00406 N LOCUST ST													
Subdivision	NORTH SIDE ADDN													
Lot/Block	0002 / 0002	Parcel Size 1 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	100200 - NORTHERN ADDS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.84483805 -99.62901436														
NORTH SIDE ADD. BLOCK 2 LOT 2														
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														
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code					
Bk/Pg	Grantor	Date	Price	Code										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	2,287	1,841	12%	221	Assessed	5,471 430.79						
Year Frozen		Improvements	50,333	43,754		5,250	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -79.00						
TIF Project ID	0	Total Value	52,620	45,595		5,471	Total Taxable	4,471 352.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005681	YOUNG, WALTER D.	201	52,620	1000	4,312	340.00							
2024	2024-300005681	YOUNG, WALTER D.	201	58,474	1000	4,157	339.00							
2023	2023-300005681	YOUNG, WALTER D.	201	58,115	1000	4,007	331.00							
2022	2022-300005681	YOUNG, WALTER D.	201	58,526	1000	3,862	318.00							
2021	2021-300005681	YOUNG, WALTER D.	201	58,991	1000	3,719	307.00							
2020	2020-300005681	YOUNG, WALTER D.	201	57,582	1000	3,583	295.00							
2019	2019-0005681	YOUNG, WALTER D.	201	55,677		3,449	286.00							
2018	2018-0005681	YOUNG, WALTER D.	201	55,677		3,319	275.00							
2017	2017-0005681	YOUNG, WALTER D.	201	55,677		3,193	265.00							
2016	2016-0005681	YOUNG, WALTER D.	201	53,444		3,071	261.00							
2015	2015-0005681	YOUNG, WALTER D.	201	56,593		2,953	234.00							
2014	2014-0005681	YOUNG, WALTER D.	201	56,593		2,838	227.00							
2013	2013-0005681	YOUNG, WALTER D.	201	41,917		2,726	217.00							



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 Time 07:10:50
 Page 2

Lot Data	Square-Foot - BUFFALO NORTHERN ADD	Primary Image
Lot Size	66.67 x 98	
Lot Count		
Units Buildable	2287	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	6,533.66 x .35 = 2,287	
Factor Value		
Adjustments		
Lot Value	2,287	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.25 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	2,518 / 2,518
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1943 / 83

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	

Cost Approach		Manual :	
Base Cost	78.89	Total Misc Impr	+ 3,054
Roofing Adj	+ 4.62	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 252,940
Heat/Cool Adj	+ 11.55	Depreciation (80%)	- 202,352
Plumbing Adj	+ 4.17	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 50,588
Adj Base Cost	= 99.24	Lot Value	+ 2,287
Total Area	x 2,518	Indicated Value	= 52,875
Adjusted Cost	= 249,886	Value Per SqFt	21.00

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	50,588		
Lot Value	2,287		
Indicated Value	52,875	21.00	Per SqFt
Agland Value			
Site Improvements			
Total Value	52,875	21.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	4156	10x2	1943	20	10.40		208
PRCH	Slab Porch - Covered	4157	20x6	1943	120	23.72		2,846



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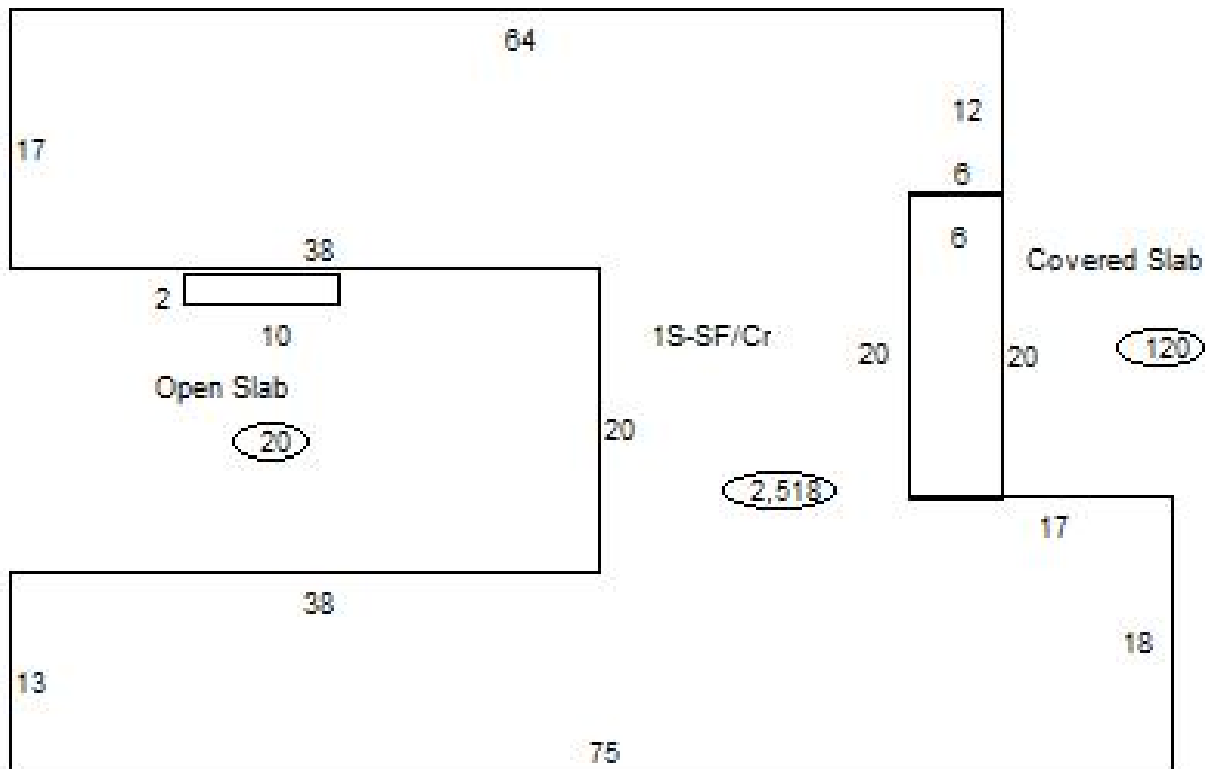
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 Time 07:10:50
 Page 3

Sketch Image

300005681



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Open Slab	20	1.000	20
2	M	PRCH		20	Covered Slab	120	1.000	120
3	R	1	Crawl	20	1S-SF/Cr	2,518	1.000	2,518
Total Building Area						2,518		2,518