




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
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Assessment Data					Primary Image									
Account	300005683				 <p>HOUSE 3/4/2024</p>									
Parcel ID	1080-00-002-004-0-001-00													
Cadastral ID	1080-002-004-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	2											
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14888													
HINTHER, GARY & JULIA HINTHER														
1014 N 201 RD BUFFALO OK 73834-0000														
Parcel Location														
Situs	00405 E ELM DR													
Subdivision	NORTH SIDE ADDN													
Lot/Block	0004 / 0002	Parcel Size	1 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	100200 - NORTHERN ADDS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.84423188 -99.62568806														
NORTH SIDE ADD. BLOCK 2 LOT 4														
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					
					593/596	TURNER, MARIE A.	05/19/2004	15,000	Q					
					484/628	ROBERT A. WOODRUM, ETUX	06/25/1993	15,000	U					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	2,349	2,349	12%	282	Assessed	3,637	286.38					
Year Frozen		Improvements	27,954	27,954		3,355	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	30,303	30,303		3,637	Total Taxable	3,637	286.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005683	HINTHER, GARY &	201	30,303	0	3,637	286.00							
2024	2024-300005683	HINTHER, GARY &	201	33,674	0	3,875	316.00							
2023	2023-300005683	HINTHER, GARY &	201	33,630	0	3,690	305.00							
2022	2022-300005683	HINTHER, GARY &	201	29,286	0	3,514	289.00							
2021	2021-300005683	HINTHER, GARY AND	201	28,625	0	3,353	277.00							
2020	2020-300005683	HINTHER, GARY AND	201	26,850	0	3,193	263.00							
2019	2019-0005683	HINTHER, GARY AND	201	32,541		3,041	252.00							
2018	2018-0005683	HINTHER, GARY AND	201	32,541		2,793	232.00							
2017	2017-0005683	HINTHER, GARY AND	201	32,541		2,659	221.00							
2016	2016-0005683	HINTHER, GARY AND	201	31,141		2,533	216.00							
2015	2015-0005683	HINTHER, GARY AND	201	32,061		2,413	192.00							
2014	2014-0005683	HINTHER, GARY AND	201	32,061		2,297	184.00							
2013	2013-0005683	HINTHER, GARY AND	201	25,675		2,189	174.00							




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Lot Data	Square-Foot - BUFFALO NORTHERN ADD	Primary Image
Lot Size	66.67 x 100.68	
Lot Count		
Units Buildable	2349	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	6,712.33 x .35 = 2,349	
Factor Value		
Adjustments		
Lot Value	2,349	

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	3.25 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Asbestos Siding
Base/Total Area	1,398 / 1,398
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	572 Carport - Gable Roof
Remodel	
Year/Eff Age	1951 / 83

HOUSE 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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	27,807		
Lot Value	2,349		
Indicated Value	30,156	21.57	Per SqFt
Agland Value			
Site Improvements	368		
Total Value	30,524	21.83	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	84.18	Total Misc Impr	+ 343
Roofing Adj	+ 4.34	Garage Cost	+ 5,518
Subfloor Adj	+ 0.00	Total RCN	= 139,034
Heat/Cool Adj	+ 1.85	Depreciation (80%)	- 111,227
Plumbing Adj	+ 4.89	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 27,807
Adj Base Cost	= 95.26	Lot Value	+ 2,349
Total Area	x 1,398	Indicated Value	= 30,156
Adjusted Cost	= 133,173	Value Per SqFt	21.57

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	4159	7x3	1951	21	10.40		218
PATO	Slab Porch - Open	4160	4x3	1951	12	10.40		125



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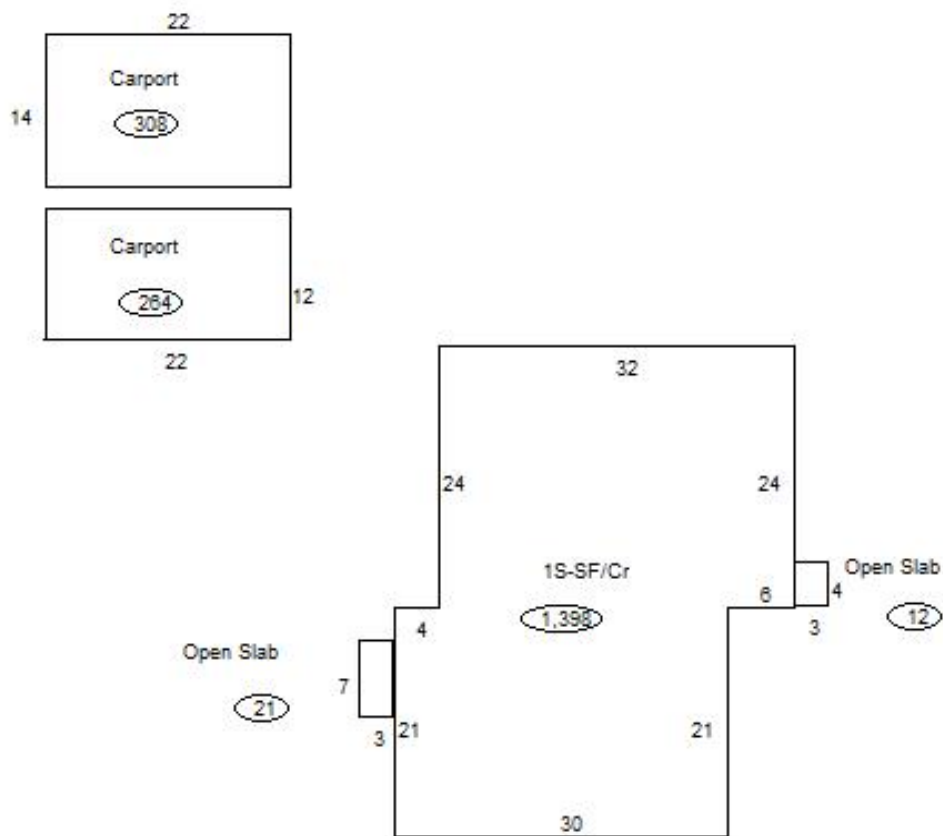
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Open Slab	21	1.000	21
2	M	PATO		20	Open Slab	12	1.000	12
3	G	3		20	Carport	264	1.000	264
4	G	3		20	Carport	308	1.000	308
5	R	1	Crawl	20	1S-SF/Cr	1,398	1.000	1,398
Total Building Area						1,398		1,398



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Metal	12x8x6	Dirt	Galvanized Metal	96
	Qual	3	Cond 3	Year 1980	Eff Age 46	
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (19.16 x 96)	1,839		1,839	1,471
						368