



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:10:55
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Assessment Data					Primary Image									
Account	300005686				<p>1080-00-003-001-0-001-00 02/26/24</p>									
Parcel ID	1080-00-003-001-0-001-00													
Cadastral ID	1080-003-001-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	2											
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14891													
BROOKS, SONYA K. & TERRY B. BROOKS														
PO BOX 1155 BUFFALO OK 73834-0000														
Parcel Location														
Situs	00414 MAPLE DR													
Subdivision	NORTH SIDE ADDN													
Lot/Block	0001 / 0003	Parcel Size	2 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	100200 - NORTHERN ADDS													
School District	4-BUFFAL - 4-BUFFALO													
HOUSE 3/4/2024														
Legal Description Lat/Long: 36.84282382 -99.62849456														
NORTH SIDE ADD. BLOCK 3 LOT 1; 2 LESS S 9'														
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	708/445	BECK, GLEN L. ETUX	06/01/2015	86,667	04					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	3,677	3,677	12%	441	Assessed	12,449	980.23					
Year Frozen		Improvements	103,749	100,068		12,008	Penalty	0						
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	1,000	-79.00					
TIF Project ID	0	Total Value	107,426	103,745	12,449		Total Taxable	11,449	901.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300005686	BROOKS, SONYA K. &			201	107,426	1000	11,087	873.00					
2024	2024-300005686	BROOKS, SONYA K. &			201	116,537	1000	10,734	874.00					
2023	2023-300005686	BROOKS, SONYA K. &			201	108,642	1000	10,393	860.00					
2022	2022-300005686	BROOKS, SONYA K. &			201	92,178	1000	10,061	828.00					
2021	2021-300005686	BROOKS, SONYA K. AND			201	91,626	1000	9,949	821.00					
2020	2020-300005686	BROOKS, SONYA K. AND			201	88,936	1000	9,630	792.00					
2019	2019-0005686	BROOKS, SONYA K. AND			201	86,009		9,321	773.00					
2018	2018-0005686	BROOKS, SONYA K. AND			201	87,960		9,555	792.00					
2017	2017-0005686	BROOKS, SONYA K. AND			201	89,911		10,789	897.00					
2016	2016-0005686	BROOKS, SONYA K. AND			201	86,666		10,400	885.00					
2015	2015-0005686	BROOKS, SONYA K. AND			201	94,814		6,102	484.00					
2014	2014-0005686	BECK, GLEN L. ETUX, ETAL			201	96,756		4,811	386.00					
2013	2013-0005686	BECK, GLEN L. ETUX, ETAL			201	113,677		4,641	370.00					




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Lot Data	Square-Foot - BUFFALO NORTHERN ADD	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	3677	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,505.00 x .35 = 3,677	
Factor Value		
Adjustments		
Lot Value	3,677	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.75 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,243 / 2,243
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	330 Carport - Gable Roof
Remodel	
Year/Eff Age	1975 / 51

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	100,153		
Lot Value	3,677		
Indicated Value	103,830	46.29	Per SqFt
Agland Value			
Site Improvements	1,805		
Total Value	105,635	47.10	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	82.49	Total Misc Impr	+ 4,057
Roofing Adj	+ 3.54	Garage Cost	+ 2,516
Subfloor Adj	+ 0.44	Total RCN	= 232,914
Heat/Cool Adj	+ 10.27	Depreciation (57%)	- 132,761
Plumbing Adj	+ 4.17	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 100,153
Adj Base Cost	= 100.91	Lot Value	+ 3,677
Total Area	x 2,243	Indicated Value	= 103,830
Adjusted Cost	= 226,341	Value Per SqFt	46.29

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Open	4175	186	1975	186	21.35		3,971
PATO	Slab Porch - Open	4177	3x3	1975	9	9.51		86



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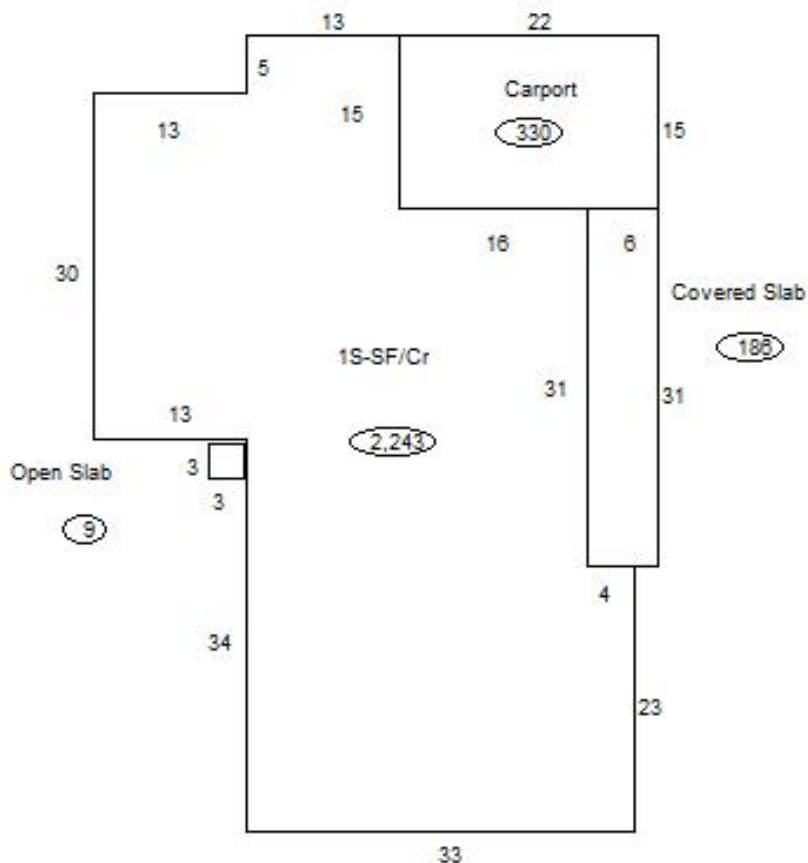
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	Covered Slab	186	1.000	186
2	G	3		20	Carport	330	1.000	330
3	M	PATO		20	Open Slab	9	1.000	9
4	R	1	Crawl	20	1S-SF/Cr	2,243	1.000	2,243
Total Building Area						2,243		2,243



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed - Metal	15x12x8	Dirt	Formed Metal	180	
	Qual 3	Cond 3	Year 1990	Eff Age 36			
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (16.10 x 180)	2,898		2,898	2,318	580
	PACN	Paving - Concrete	40x12x0	Concrete		480	
	Qual 3	Cond 3	Year 1975	Eff Age 51			
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (4.17 x 480)	2,002		2,002	1,602	400
	PACN	Paving - Concrete / FRONT DRIVEWAY	36x24x0	Concrete		864	
	Qual 3	Cond 3	Year 1975	Eff Age 51			
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (4.11 x 864)	3,551		3,551	2,841	710
	PACN	Paving - Concrete / SIDEWALK	26x3x0	Concrete		78	
	Qual 3	Cond 3	Year 1975	Eff Age 51			
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (7.39 x 78)	576		576	461	115