



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	300005693													
Parcel ID	1080-00-003-008-0-001-00													
Cadastral ID	1080-003-008-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	2											
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14895													
PEARSON, JOE S. ETUX														
P O BOX 187 BUFFALO OK 73834-0000														
Parcel Location														
Situs	00411 N LOCUST ST													
Subdivision	NORTH SIDE ADDN													
Lot/Block	0008 / 0003	Parcel Size	1 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	100200 - NORTHERN ADDS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.84313499 -99.62915873														
NORTH SIDE ADD. BLOCK 3 LOT N 31' OF 8; S 44' OF 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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	PEARSON, JOE S. ETUX													
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	2,507	2,024	12%	243	Assessed	5,972	470.24					
Year Frozen		Improvements	69,869	47,743		5,729	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-79.00					
TIF Project ID	0	Total Value	72,376	49,767		5,972	Total Taxable	4,972	391.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005693	PEARSON, JOE S. ETUX	201	72,376	1000	4,798	378.00							
2024	2024-300005693	PEARSON, JOE S. ETUX	201	76,115	1000	4,629	377.00							
2023	2023-300005693	PEARSON, JOE S. ETUX	201	70,860	1000	4,466	369.00							
2022	2022-300005693	PEARSON, JOE S. ETUX	201	62,142	1000	4,307	354.00							
2021	2021-300005693	PEARSON, JOE S. ETUX	201	60,757	1000	4,152	343.00							
2020	2020-300005693	PEARSON, JOE S. ETUX	201	60,183	1000	4,002	329.00							
2019	2019-0005693	PEARSON, JOE S. ETUX	201	59,662		3,856	320.00							
2018	2018-0005693	PEARSON, JOE S. ETUX	201	59,662		3,715	308.00							
2017	2017-0005693	PEARSON, JOE S. ETUX	201	61,120		3,577	297.00							
2016	2016-0005693	PEARSON, JOE S. ETUX	201	60,086		3,444	293.00							
2015	2015-0005693	PEARSON, JOE S. ETUX	201	54,240		3,315	263.00							
2014	2014-0005693	PEARSON, JOE S. ETUX	201	54,240		3,189	256.00							
2013	2013-0005693	PEARSON, JOE S. ETUX	201	59,871		3,067	244.00							



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Lot Data	Square-Foot - BUFFALO NORTHERN ADD	Primary Image
Lot Size	75 x 95.5	
Lot Count		
Units Buildable	2507	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	7,162.50 x .35 = 2,507	
Factor Value		
Adjustments		
Lot Value	2,507	

Residential Data	
Type	1 Single Family Residence
Condition	2.75 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,596 / 1,596
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,596
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	240 Carport - Gable Roof
Remodel	
Year/Eff Age	1970 / 59

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	89.56	Total Misc Impr	+ 1,186
Roofing Adj	+ 3.91	Garage Cost	+ 2,011
Subfloor Adj	+ -1.86	Total RCN	= 172,979
Heat/Cool Adj	+ 10.77	Depreciation (61%)	- 105,517
Plumbing Adj	+ 4.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 67,462
Adj Base Cost	= 106.38	Lot Value	+ 2,507
Total Area	x 1,596	Indicated Value	= 69,969
Adjusted Cost	= 169,782	Value Per SqFt	43.84

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	67,462		
Lot Value	2,507		
Indicated Value	69,969	43.84	Per SqFt
Agland Value			
Site Improvements	1,006		
Total Value	70,975	44.47	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Open	4200	13x4	1970	52	22.80		1,186



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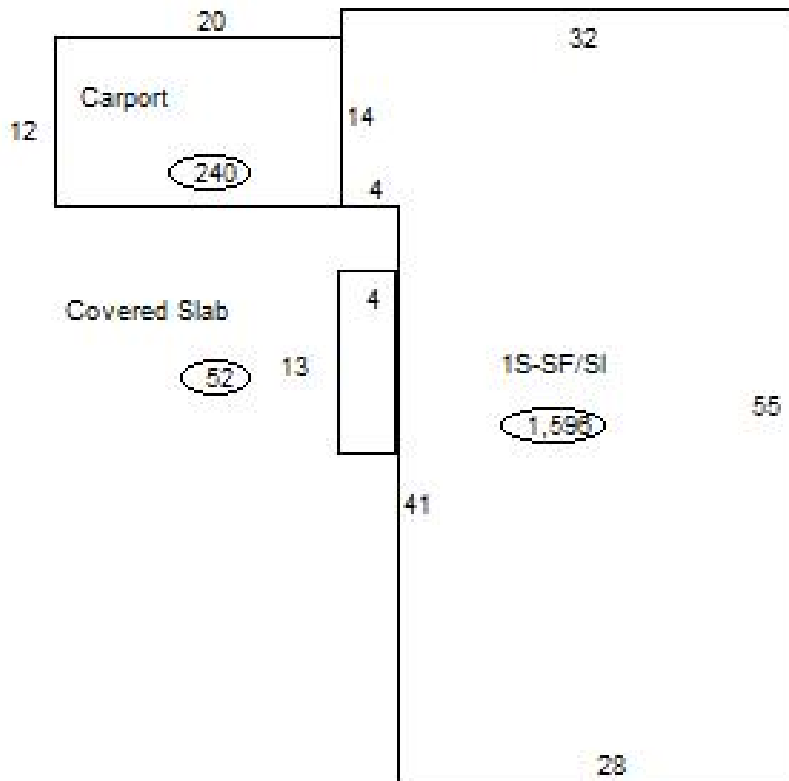
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	3		20	Carport	240	1.000	240
2	M	PRCH		20	Covered Slab	52	1.000	52
3	R	1	Slab	20	1S-SF/Sl	1,596	1.000	1,596
Total Building Area						1,596		1,596



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed - Wood	12x12x0	Dirt	Composition Roll	144	
	Qual	3	Cond 3	Year 2000	Eff Age 26		
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD	
	Base Cost (17.84 x 144)		2,569		2,569	1,798	771
	PACN	Paving - Concrete Drive	22x10x0	Concrete		220	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (5.34 x 220)		1,175		1,175	940	235