




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 300005704 <b>Parcel ID</b> 1090-00-002-004-0-001-00 <b>Cadastral ID</b> 1090-002-004-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 2 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 14320 SUMMARS, ROGER & KATHY SUMMARS  P O BOX 157 BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 00416 E ELM DR <b>Subdivision</b> NORTHERN HILLS 1ST ADDN. <b>Lot/Block</b> 0004 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100200 - NORTHERN ADDS <b>School District</b> 4-BUFFAL - 4-BUFFALO					 <p>1090-00-002-004-0-001-00 02/26/24</p>														
HOUSE 3/4/2024																			
<b>Legal Description</b> Lat/Long: 36.84349763 -99.62823181					<b>Building Permits</b>														
NORTHERN HILLS 1ST BLOCK 2 LOT 4					<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															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
					728/188	HARRIS, DEVON & CHRISTINA	08/14/2017	28,100	10										
					637/43	BRADY, MATTHEW LEON, ETUX	04/22/2008	40,000	Q										
					564/404	HERD, SYDNEY D.	04/26/2001	20,000	U										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	78.740	<b>Current Tax</b>										
<b>Remove Cap</b>			<b>Land Value</b>	4,141	4,141	12%	<b>Assessed</b>	5,981	470.94										
<b>Year Frozen</b>			<b>Improvements</b>	45,701	45,701		<b>Penalty</b>	0											
<b>Uncapped Value</b>	0		<b>Mobile Home</b>	0	0	0	<b>Exemption</b>	0	0.00										
<b>TIF Project ID</b>	0		<b>Total Value</b>	49,842	49,842	5,981	<b>Total Taxable</b>	5,981	471.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-300005704	SUMMARS, ROGER &			201	49,842	0	5,981	471.00										
2024	2024-300005704	SUMMARS, ROGER &			201	54,189	0	5,707	465.00										
2023	2023-300005704	SUMMARS, ROGER &			201	52,344	0	5,435	450.00										
2022	2022-300005704	SUMMARS, ROGER &			201	45,945	0	5,177	426.00										
2021	2021-300005704	SUMMARS, ROGER &			201	44,676	0	4,930	407.00										
2020	2020-300005704	SUMMARS, ROGER &			201	39,128	0	4,695	386.00										
2019	2019-0005704	SUMMARS, ROGER &			201	38,834		4,660	386.00										
2018	2018-0005704	SUMMARS, ROGER &			201	38,834		4,660	386.00										
2017	2017-0005704	SUMMARS, ROGER &			201	39,706		4,765	396.00										
2016	2016-0005704	HARRIS, DEVIN AND			201	38,729		3,647	310.00										
2015	2015-0005704	HARRIS, DEVIN AND			201	40,689		3,883	308.00										
2014	2014-0005704	HARRIS, DEVIN AND			201	40,689		3,883	311.00										
2013	2013-0005704	HARRIS, DEVIN AND			201	42,000		4,040	322.00										



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Lot Data	Square-Foot - BUFFALO NORTHERN ADD	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	4141	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	11,832.00 x .35 = 4,141	
Factor Value		
Adjustments		
Lot Value	4,141	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Frame, Plywood or Hardboard 20% Veneer, N
Base/Total Area	1,170 / 1,170
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	240 Carport - Gable Roof
Remodel	
Year/Eff Age	1970 / 67

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	89.20	Total Misc Impr	+ 4,562
Roofing Adj	+ 4.22	Garage Cost	+ 2,011
Subfloor Adj	+ 0.00	Total RCN	= 134,852
Heat/Cool Adj	+ 10.77	Depreciation ( 68%)	- 91,699
Plumbing Adj	+ 5.45	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 43,153
Adj Base Cost	= 109.64	Lot Value	+ 4,141
Total Area	x 1,170	Indicated Value	= 47,294
Adjusted Cost	= 128,279	Value Per SqFt	40.42

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	43,153		
Lot Value	4,141		
Indicated Value	47,294	40.42	Per SqFt
Agland Value			
Site Improvements	1,397		
Total Value	48,691	41.62	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	4224	5x5	1970	25	9.78		245
WODO	Wood Deck - Open	9994	24x12	1970	288	14.99		4,317



Harper

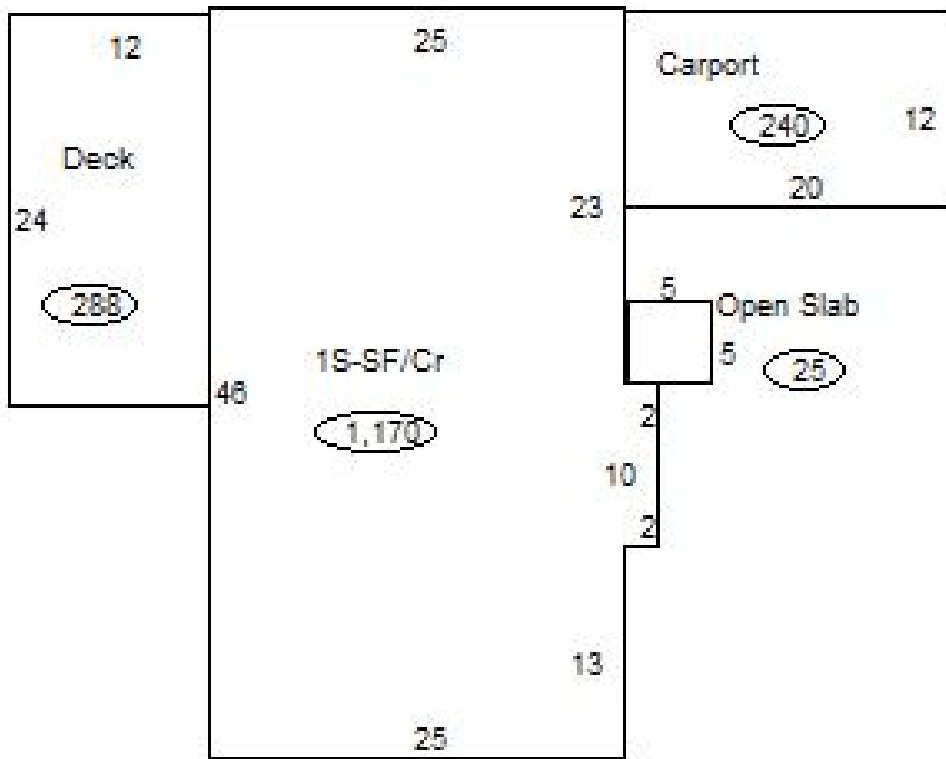
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Sketch Image

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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	PATO		20	Open Slab	25	1.000	25
3	M	WODO		20	Deck	288	1.000	288
4	R	1	Crawl	20	1S-SF/Cr	1,170	1.000	1,170
<b>Total Building Area</b>						<b>1,170</b>		<b>1,170</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / DRIVEWAY	37x8x0	Concrete		296
	Qual	2	Cond 2	Year 1970	Eff Age 67	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (3.79 x 296)	1,122		1,122	898	224
	SHDS	Yard Shed - Metal	20x14x8	Dirt	Galvanized Metal	280
	Qual	2	Cond 2	Year 1970	Eff Age 67	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (11.18 x 280)	3,130		3,130	2,504	626
	LNT0	Lean To - Attached / METAL SHED	20x14x5	Concrete	Galvanized Metal	280
	Qual	2	Cond 2	Year 1970	Eff Age 67	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (9.77 x 280)	2,736		2,736	2,189	547