



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:11:18  
Page 1

Assessment Data					Primary Image																			
Account	300005711																							
Parcel ID	1090-00-002-012-0-001-00																							
Cadastral ID	1090-002-012-00-0-001-00																							
Property Type	REAL - Real Property																							
Property Class	UR	VI Area	2																					
Tax Area	201 - 4T-BUFFALO-C																							
Name ID	14908																							
CARTER, DANNY DEAN																								
PO BOX 403 BUFFALO OK 73834-0000																								
Parcel Location																								
Situs	00432 E ELM DR																							
Subdivision	NORTHERN HILLS 1ST ADDN.																							
Lot/Block	0012 / 0002	Parcel Size	1 - Lots																					
Sec/Twn/Rng	/ / /																							
Neighborhood	100200 - NORTHERN ADDS																							
School District	4-BUFFAL - 4-BUFFALO																							
Legal Description Lat/Long: 36.84310976 -99.62800481																								
NORTHERN HILLS 1ST BLOCK 2 LOT 12																								
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																								
<table border="1"> <thead> <tr> <th>Code</th><th>Type</th><th>Active</th><th>Maximum</th><th>Exemption</th><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><td></td><td></td><td></td><td></td><td></td></tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
Code	Type	Active	Maximum	Exemption	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	2,835	2,835	12%	340	Assessed	5,920	466.14															
Year Frozen		Improvements	46,504	46,504		5,580	Penalty	0																
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00															
TIF Project ID	0	Total Value	49,339	49,339		5,920	Total Taxable	5,920	466.00															
Assessment History																								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																	
2025	2025-300005711	CARTER, DANNY DEAN	201	49,339	0	5,920	466.00																	
2024	2024-300005711	CARTER, DANNY DEAN	201	53,908	0	5,865	478.00																	
2023	2023-300005711	CARTER, DANNY DEAN	201	50,574	0	5,586	462.00																	
2022	2022-300005711	CARTER, DANNY DEAN	201	44,336	0	5,320	438.00																	
2021	2021-300005711	CARTER, DANNY DEAN	201	43,153	0	5,108	422.00																	
2020	2020-300005711	CARTER, DANNY DEAN	201	40,544	0	4,865	400.00																	
2019	2019-0005711	CARTER, DANNY DEAN	201	40,214		4,826	400.00																	
2018	2018-0005711	CARTER, DANNY DEAN	201	40,214		4,784	397.00																	
2017	2017-0005711	CARTER, OVETTA M. LIFE EST.	201	41,138		4,557	379.00																	
2016	2016-0005711	CARTER, OVETTA M. LIFE EST.	201	40,304		4,340	369.00																	
2015	2015-0005711	CARTER, OVETTA M. LIFE EST.	201	42,400		4,134	328.00																	
2014	2014-0005711	CARTER, OVETTA M. LIFE EST.	201	42,400		3,938	316.00																	
2013	2013-0005711	CARTER, OVETTA M. LIFE EST.	201	40,312		3,749	299.00																	



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:11:19  
 Page 2

Lot Data	Square-Foot - BUFFALO NORTHERN ADD	Primary Image
Lot Size	60 x 135	
Lot Count		
Units Buildable	2835	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	8,100.00 x .35 = 2,835	
Factor Value		
Adjustments		
Lot Value	2,835	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,053 / 1,053
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	297 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1970 / 67



HOUSE 3/4/2024

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	99.86	Total Misc Impr	+ 1,457
Roofing Adj	+ 4.37	Garage Cost	+ 9,414
Subfloor Adj	+ 0.00	Total RCN	= 138,347
Heat/Cool Adj	+ 10.77	Depreciation ( 68%)	- 94,076
Plumbing Adj	+ 6.06	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 44,271
Adj Base Cost	= 121.06	Lot Value	+ 2,835
Total Area	x 1,053	Indicated Value	= 47,106
Adjusted Cost	= 127,476	Value Per SqFt	44.74

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	44,271		
Lot Value	2,835		
Indicated Value	47,106	44.74	Per SqFt
Agland Value			
Site Improvements	1,136		
Total Value	48,242	45.81	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Open	4247	16x4	1970	64	22.77		1,457



Harper

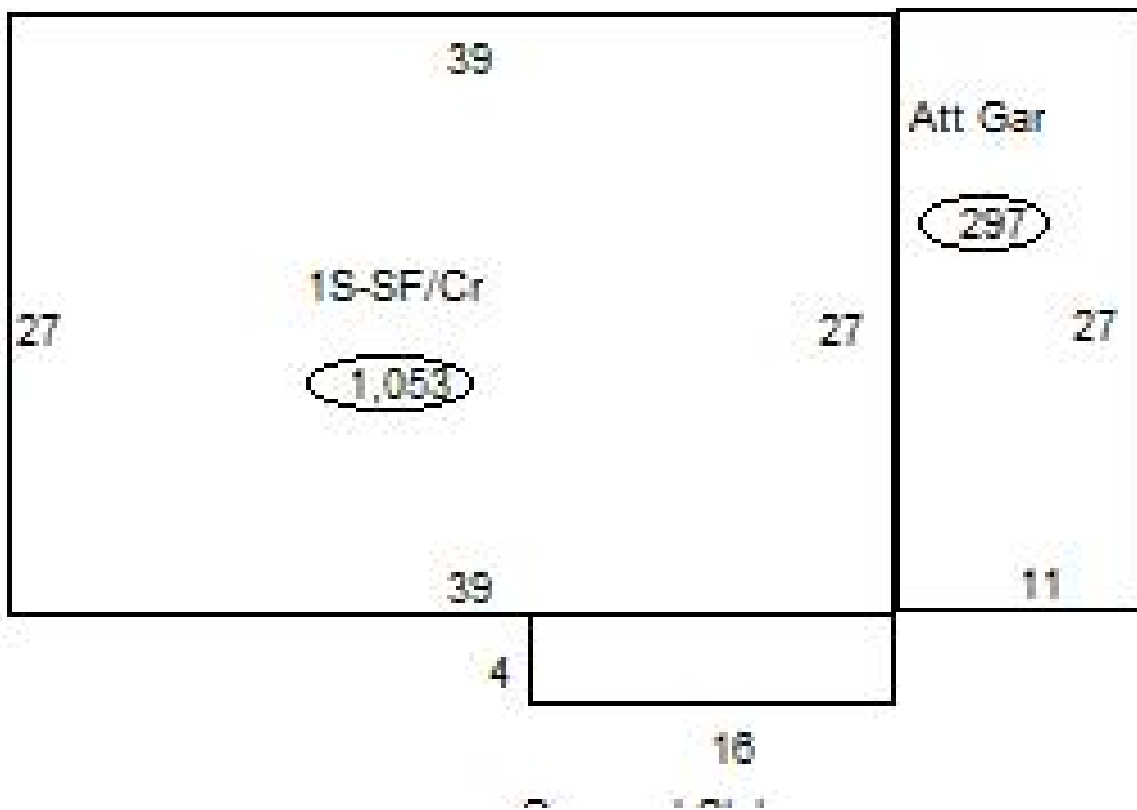
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:11:19  
Page 3

Sketch Image

300005711



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		20	Att Gar	297	1.000	297
2	M	PRCH		20	Covered Slab	64	1.000	64
3	R	1	Crawl	20	1S-SF/Cr	1,053	1.000	1,053
<b>Total Building Area</b>						1,053		1,053



# Harper




## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:11:19  
 Page 4

300005711

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PACN	Paving - Concrete Drive	35x9x0	Concrete		315	
	Qual	4	Cond 4	Year 1970	Eff Age 45		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (5.25 x 315)	1,654		1,654	1,323	331
	CPDT	Carport - Detached	22x12x8	Concrete	Formed Metal	264	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (7.74 x 264)	2,043		2,043	1,634	409
	SHDS	Yard Shed - Metal	10x8x6	Dirt	Formed Metal	80	
	Qual	4	Cond 3	Year 1970	Eff Age 56		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (24.74 x 80)	1,979		1,979	1,583	396