



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image									
Account	300005715													
Parcel ID	1090-00-002-016-0-001-00													
Cadastral ID	1090-002-016-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area 2												
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14092													
ROETKER, JUDY														
804 WEST LAKEWOOD DR. GUTHRIE OK 73044-0000														
Parcel Location														
Situs	00103 WALNUT DR													
Subdivision	NORTHERN HILLS 1ST ADDN.													
Lot/Block	0016 / 0002	Parcel Size 1 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	100200 - NORTHERN ADDS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.84218291 -99.62788561														
NORTHERN HILLS 1ST BLOCK 2 LOT 16 JUDY DECEASED 10/2025														
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	No	1,000		775/315	ROETKER, ED	04/26/2023		04					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	3,780	3,465	12%	416	Assessed	6,006	472.91					
Year Frozen		Improvements	67,765	46,581		5,590	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	71,545	50,046		6,006	Total Taxable	6,006	473.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005715	ROETKER, JUDY	201	71,545	0	5,719	450.00							
2024	2024-300005715	ROETKER, JUDY	201	77,325	0	5,447	444.00							
2023	2023-300005715	ROETKER, JUDY	201	70,416	1000	4,188	346.00							
2022	2022-300005715	ROETKER, EDGAR L. ETUX	201	54,180	1000	4,037	332.00							
2021	2021-300005715	ROETKER, EDGAR L. ETUX	201	54,160	1000	3,890	321.00							
2020	2020-300005715	ROETKER, EDGAR L. ETUX	201	52,553	1000	3,747	308.00							
2019	2019-0005715	ROETKER, EDGAR L. ETUX	201	50,900		3,609	299.00							
2018	2018-0005715	ROETKER, EDGAR L. ETUX	201	52,002		3,475	288.00							
2017	2017-0005715	ROETKER, EDGAR L. ETUX	201	53,104		3,345	278.00							
2016	2016-0005715	ROETKER, EDGAR L. ETUX	201	52,957		3,219	274.00							
2015	2015-0005715	ROETKER, EDGAR L. ETUX	201	47,893		3,096	246.00							
2014	2014-0005715	ROETKER, EDGAR L. ETUX	201	48,825		2,977	239.00							
2013	2013-0005715	ROETKER, EDGAR L. ETUX	201	53,845		2,860	228.00							



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Lot Data	Square-Foot - BUFFALO NORTHERN ADD	Primary Image
Lot Size	80 x 135	
Lot Count		
Units Buildable	3780	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,800.00 x .35 = 3,780	
Factor Value		
Adjustments		
Lot Value	3,780	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,072 / 1,072
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,072
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	352 Attached Garage - Finished
Remodel	
Year/Eff Age	1975 / 51

HOUSE / GARAGE / DRIVEWAY	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	99.44	Total Misc Impr	+ 4,317
Roofing Adj	+ 4.35	Garage Cost	+ 13,204
Subfloor Adj	+ -2.07	Total RCN	= 147,919
Heat/Cool Adj	+ 10.77	Depreciation ( 56%)	- 82,835
Plumbing Adj	+ 9.14	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 65,084
Adj Base Cost	= 121.64	Lot Value	+ 3,780
Total Area	x 1,072	Indicated Value	= 68,864
Adjusted Cost	= 130,398	Value Per SqFt	64.24

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	65,084		
Lot Value	3,780		
Indicated Value	68,864	64.24	Per SqFt
Agland Value			
Site Improvements	1,607		
Total Value	70,471	65.74	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	4264	16x5	1975	80	9.78		782
PATC	Patio - Covered	4265	20x12	1980	240	14.73		3,535



Harper

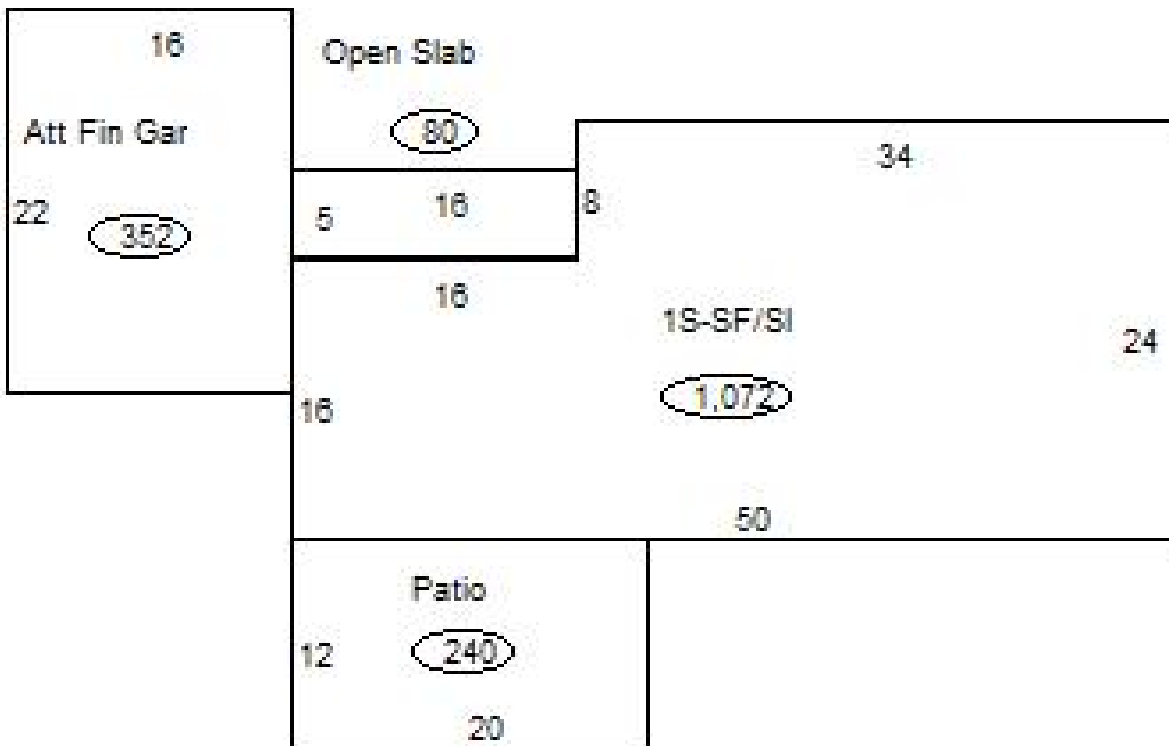
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Open Slab	80	1.000	80
2	M	PATC		20	Patio	240	1.000	240
3	R	1	Slab	20	1S-SF/Sl	1,072	1.000	1,072
4	G	5		20	Att Fin Gar	352	1.000	352
<b>Total Building Area</b>						<b>1,072</b>		<b>1,072</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
 <p>1090-00-002-016-0-001-00 4-9-2020</p>	SHDS	Yard Shed - Wood	12x8x6	Dirt	Composition Shingle	96	
	Qual	3	Cond 3	Year 2010	Eff Age 16		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (20.27 x 96)		1,946		1,946	1,012	934
 <p>1090-00-002-016-0-001-00 4-9-2020</p>	SHDS	Yard Shed - Wood	10x8x6	Base	Formed Metal	80	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (26.23 x 80)		2,098		2,098	1,678	420
 <p>1090-00-002-016-0-001-00 4-9-2020</p>	SHDS	Yard Shed - Metal	8x8x6	Dirt	Formed Metal	64	
	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 (19.74 x 64)		1,263		1,263	1,010	253