



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 | 300005720 | | | | <p>1091-00-001-006-0-001-00 02/26/24</p> | | | | | | | | | |
| Parcel ID | 1091-00-001-006-0-001-00 | | | | | | | | | | | | | |
| Cadastral ID | 1091-001-006-00-0-001-00 | | | | | | | | | | | | | |
| Property Type | REAL - Real Property | | | | | | | | | | | | | |
| Property Class | UR | VI Area | 2 | | | | | | | | | | | |
| Tax Area | 201 - 4T-BUFFALO-C | | | | | | | | | | | | | |
| Name ID | 14915 | | | | | | | | | | | | | |
| HUNGERFORD, NANCY E. | | | | | | | | | | | | | | |
| PO BOX 256 BUFFALO OK 73834-0000 | | | | | | | | | | | | | | |
| Parcel Location | | | | | | | | | | | | | | |
| Situs | 00126 OAK DR | | | | | | | | | | | | | |
| Subdivision | NORTHERN HILLS 2ND ADDN. | | | | | | | | | | | | | |
| Lot/Block | 0006 / 0001 | Parcel Size | 1 - Lots | | | | | | | | | | | |
| Sec/Twn/Rng | / / / | | | | | | | | | | | | | |
| Neighborhood | 100200 - NORTHERN ADDS | | | | | | | | | | | | | |
| School District | 4-BUFFAL - 4-BUFFALO | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.83963312 -99.62605906 | | | | | | | | | | | | | | |
| NORTHERN HILLS 2ND BLOCK 1 LOTS 6 | | | | | | | | | | | | | | |
| 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 | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>Code</th><th>Type</th><th>Active</th><th>Maximum</th><th>Exemption</th></tr> </thead> <tbody> <tr> <td>H</td><td>Homestead</td><td>Yes</td><td>1,000</td><td>1,000</td></tr> </tbody> </table> | | | | | Code | Type | Active | Maximum | Exemption | H | Homestead | Yes | 1,000 | 1,000 |
| Code | Type | Active | Maximum | Exemption | | | | | | | | | | |
| H | Homestead | Yes | 1,000 | 1,000 | | | | | | | | | | |
| Sale History | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>Bk/Pg</th><th>Grantor</th><th>Date</th><th>Price</th><th>Code</th></tr> </thead> <tbody> <tr> <td>/</td><td>HUNGERFORD, NANCY E.</td><td></td><td></td><td></td></tr> </tbody> </table> | | | | | Bk/Pg | Grantor | Date | Price | Code | / | HUNGERFORD, NANCY E. | | | |
| Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | |
| / | HUNGERFORD, NANCY E. | | | | | | | | | | | | | |
| Parcel Valuation | | | | | | | | | | | | | | |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 78.740 | Current Tax | | | | | | |
| Remove Cap | | Land Value | 4,935 | 4,842 | 12% | 581 | Assessed | 9,192 723.78 | | | | | | |
| Year Frozen | | Improvements | 80,233 | 71,754 | | 8,611 | Penalty | 0 | | | | | | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 1,000 -79.00 | | | | | | |
| TIF Project ID | 0 | Total Value | 85,168 | 76,596 | | 9,192 | Total Taxable | 8,192 645.00 | | | | | | |
| Assessment History | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | |
| 2025 | 2025-300005720 | HUNGERFORD, NANCY E. | 201 | 85,168 | 1000 | 7,924 | 624.00 | | | | | | | |
| 2024 | 2024-300005720 | HUNGERFORD, NANCY E. | 201 | 90,069 | 1000 | 7,665 | 624.00 | | | | | | | |
| 2023 | 2023-300005720 | HUNGERFORD, NANCY E. | 201 | 82,144 | 1000 | 7,411 | 613.00 | | | | | | | |
| 2022 | 2022-300005720 | HUNGERFORD, NANCY E. | 201 | 75,898 | 1000 | 7,167 | 590.00 | | | | | | | |
| 2021 | 2021-300005720 | HUNGERFORD, NANCY E. | 201 | 76,272 | 1000 | 6,929 | 572.00 | | | | | | | |
| 2020 | 2020-300005720 | HUNGERFORD, NANCY E. | 201 | 75,961 | 1000 | 6,698 | 551.00 | | | | | | | |
| 2019 | 2019-0005720 | HUNGERFORD, NANCY E. | 201 | 75,000 | | 6,475 | 537.00 | | | | | | | |
| 2018 | 2018-0005720 | HUNGERFORD, NANCY E. | 201 | 76,416 | | 6,257 | 519.00 | | | | | | | |
| 2017 | 2017-0005720 | HUNGERFORD, NANCY E. | 201 | 79,248 | | 6,045 | 503.00 | | | | | | | |
| 2016 | 2016-0005720 | HUNGERFORD, NANCY E. | 201 | 77,330 | | 5,840 | 497.00 | | | | | | | |
| 2015 | 2015-0005720 | HUNGERFORD, NANCY E. | 201 | 71,020 | | 5,642 | 448.00 | | | | | | | |
| 2014 | 2014-0005720 | HUNGERFORD, NANCY E. | 201 | 72,218 | | 5,448 | 437.00 | | | | | | | |
| 2013 | 2013-0005720 | HUNGERFORD, NANCY E. | 201 | 79,431 | | 5,260 | 419.00 | | | | | | | |



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| Lot Data | Square-Foot - BUFFALO NORTHERN ADD | Primary Image |
|-----------------|------------------------------------|---------------|
| Lot Size | 0 0 | |
| Lot Count | | |
| Units Buildable | 4935 | |
| Non-Ag Acres | | |
| Topography | | |
| Street Access | | |
| Utilities | | |
| Amenities | | |
| Method | Square-Foot | |
| Base Lot Value | 14,100.00 x .35 = 4,935 | |
| Factor Value | | |
| Adjustments | | |
| Lot Value | 4,935 | |

| Residential Data | |
|------------------|----------------------------------|
| Type | 1 Single Family Residence |
| Condition | 2.25 - Fair |
| Quality | 2.75 - Fair |
| Architecture | TRAD TRADITIONAL |
| Style | 100% One Story |
| Exterior Wall | 100% Veneer, Masonry |
| Base/Total Area | 1,419 / 1,419 |
| 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 | 496 Attached Garage - Unfinished |
| Remodel | |
| Year/Eff Age | 1980 / 53 |

| | |
|-------|----------|
| 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 | 89.28 | Total Misc Impr | + 6,138 |
| Roofing Adj | + 3.84 | Garage Cost | + 12,534 |
| Subfloor Adj | + 0.48 | Total RCN | = 175,415 |
| Heat/Cool Adj | + 10.27 | Depreciation (58%) | - 101,741 |
| Plumbing Adj | + 6.58 | Lump Sums | + 0 |
| Basement Adj | + 0.00 | RCNLD | = 73,674 |
| Adj Base Cost | = 110.46 | Lot Value | + 4,935 |
| Total Area | x 1,419 | Indicated Value | = 78,609 |
| Adjusted Cost | = 156,743 | Value Per SqFt | 55.40 |

| Value Reconciliation | | | |
|----------------------|---------------|-------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 73,674 | | |
| Lot Value | 4,935 | | |
| Indicated Value | 78,609 | 55.40 | Per SqFt |
| Agland Value | | | |
| Site Improvements | 4,921 | | |
| Total Value | 83,530 | 58.87 | Total Value Per SqFt |

| Miscellaneous Improvements | | | | | | | | |
|----------------------------|-----------------------------|-----------|------|------|-------|-----------|------|-------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| RSPC | Raised Slab Porch - Covered | 4274 | 27x6 | 1980 | 162 | 37.89 | | 6,138 |



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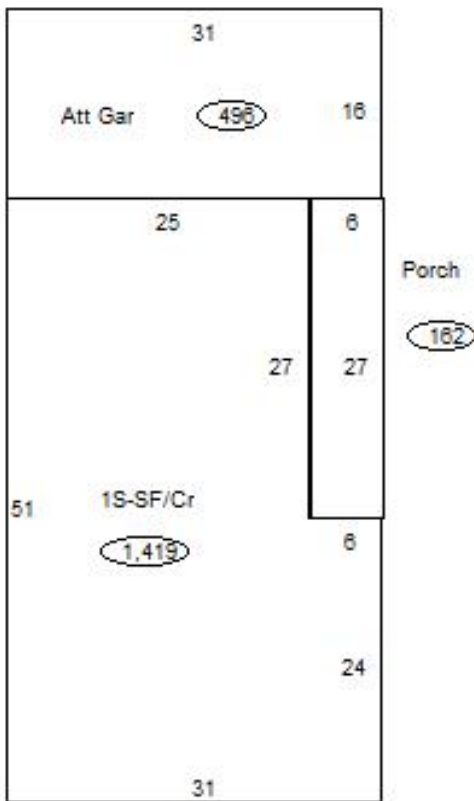
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Sketch Image

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Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|-----------|------------|------------|
| 1 | G | 1 | | 20 | Att Gar | 496 | 1.000 | 496 |
| 2 | M | RSPC | | 20 | Porch | 162 | 1.000 | 162 |
| 3 | R | 1 | Crawl | 20 | 1S-SF/Cr | 1,419 | 1.000 | 1,419 |
| Total Building Area | | | | | | 1,419 | | 1,419 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units | |
|---|--------------------------|----------------------------|-----------------------|-------------------------|--------------------------------|-------------|--------------|
|  | CPDT | Carport - Detached | 30x20x8 | Concrete | Formed Metal | 600 | |
| | Qual | 3 | Cond 3 | Year 2019 | Eff Age 7 | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (41% Phys/ % Func) | | RCNLD |
| | Base Cost (7.84 x 600) | 4,704 | | 4,704 | 1,929 | 2,775 | |
|  | SHDS | Shipping/Storage Container | 20x8x8 | Dirt | Formed Metal | 160 | |
| | Qual | 3 | Cond 3 | Year 2012 | Eff Age 14 | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (49% Phys/ % Func) | | RCNLD |
| | Base Cost (17.65 x 160) | 2,824 | | 2,824 | 1,384 | 1,440 | |
|  | 1091-00-001-006-0-001-00 | 4-9-2020 | PACN | Paving - Concrete Drive | 35x21x0 | Concrete | 735 |
| | Qual | 3 | Cond 3 | Year 1980 | Eff Age 46 | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (80% Phys/ % Func) | | RCNLD |
| | Base Cost (4.12 x 735) | 3,028 | | 3,028 | 2,422 | 606 | |
|  | PACN | Paving - Concrete Walkway | 22x3x0 | Concrete | | 66 | |
| | Qual | 3 | Cond 3 | Year 1980 | Eff Age 46 | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (80% Phys/ % Func) | | RCNLD |
| | Base Cost (7.56 x 66) | 499 | | 499 | 399 | 100 | |