



# 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	300005727													
Parcel ID	1091-00-002-009-0-001-00													
Cadastral ID	1091-002-009-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	2											
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14920													
ALLEY, ARIC & BROOKE ALLEY														
PO BOX 1092 BUFFALO OK 73834-0000														
Parcel Location														
Situs	00102 WALNUT DR.													
Subdivision	NORTHERN HILLS 2ND ADDN.													
Lot/Block	0009 / 0002	Parcel Size	1 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	100200 - NORTHERN ADDS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.84134243 -99.62719454														
NORTHERN HILLS 2ND BLOCK 2 LOTS E 10' OF 8; ALL 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></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>714/674</td><td>DAVIS, LINDA</td><td>01/15/2016</td><td>124,000</td><td>QV</td></tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	714/674	DAVIS, LINDA	01/15/2016	124,000	QV
Bk/Pg	Grantor	Date	Price	Code										
714/674	DAVIS, LINDA	01/15/2016	124,000	QV										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	4,253	4,253	12%	510	Assessed	16,069	1,265.27					
Year Frozen		Improvements	129,661	129,661		15,559	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-78.00					
TIF Project ID	0	Total Value	133,914	133,914		16,069	Total Taxable	15,069	1,187.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005727	ALLEY, ARIC &	201	133,914	1000	15,069	1,187.00							
2024	2024-300005727	ALLEY, ARIC &	201	145,535	1000	14,964	1,219.00							
2023	2023-300005727	ALLEY, ARIC &	201	134,108	1000	14,498	1,199.00							
2022	2022-300005727	ALLEY, ARIC &	201	125,395	1000	14,047	1,156.00							
2021	2021-300005727	ALLEY, ARIC AND	201	126,378	1000	14,165	1,169.00							
2020	2020-300005727	ALLEY, ARIC AND	201	123,165	1000	13,779	1,134.00							
2019	2019-0005727	ALLEY, ARIC AND	201	122,784		13,734	1,138.00							
2018	2018-0005727	ALLEY, ARIC AND	201	124,157		13,899	1,153.00							
2017	2017-0005727	ALLEY, ARIC AND	201	124,000		7,096	590.00							
2016	2016-0005727	ALLEY, ARIC AND	201	83,493		6,860	584.00							
2015	2015-0005727	DAVIS, LINDA	201	89,356		6,631	526.00							
2014	2014-0005727	DAVIS, LINDA	201	91,018		6,410	514.00							
2013	2013-0005727	DAVIS, LINDA	201	87,708		6,194	493.00							



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Lot Data	Square-Foot - BUFFALO NORTHERN ADD	Primary Image
Lot Size	90 x 135	
Lot Count		
Units Buildable	4253	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	12,150.00 x .35 = 4,253	
Factor Value		
Adjustments		
Lot Value	4,253	

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	1,810 / 1,810
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,810
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	624 Attached Garage - Unfinished
Remodel	PARTIAL -
Year/Eff Age	1978 / 35

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	87.24	Total Misc Impr	+ 8,577
Roofing Adj	+ 3.82	Garage Cost	+ 16,156
Subfloor Adj	+ -1.86	Total RCN	= 215,453
Heat/Cool Adj	+ 10.77	Depreciation ( 43%)	- 92,645
Plumbing Adj	+ 5.41	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 122,808
Adj Base Cost	= 105.37	Lot Value	+ 4,253
Total Area	x 1,810	Indicated Value	= 127,061
Adjusted Cost	= 190,720	Value Per SqFt	70.20

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	122,808		
Lot Value	4,253		
Indicated Value	127,061	70.20	Per SqFt
Agland Value			
Site Improvements	5,226		
Total Value	132,287	73.09	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Open	4295	158	1978	158	22.52		3,558
PATC	Patio - Covered	4296	26x15	1980	390	12.87		5,019



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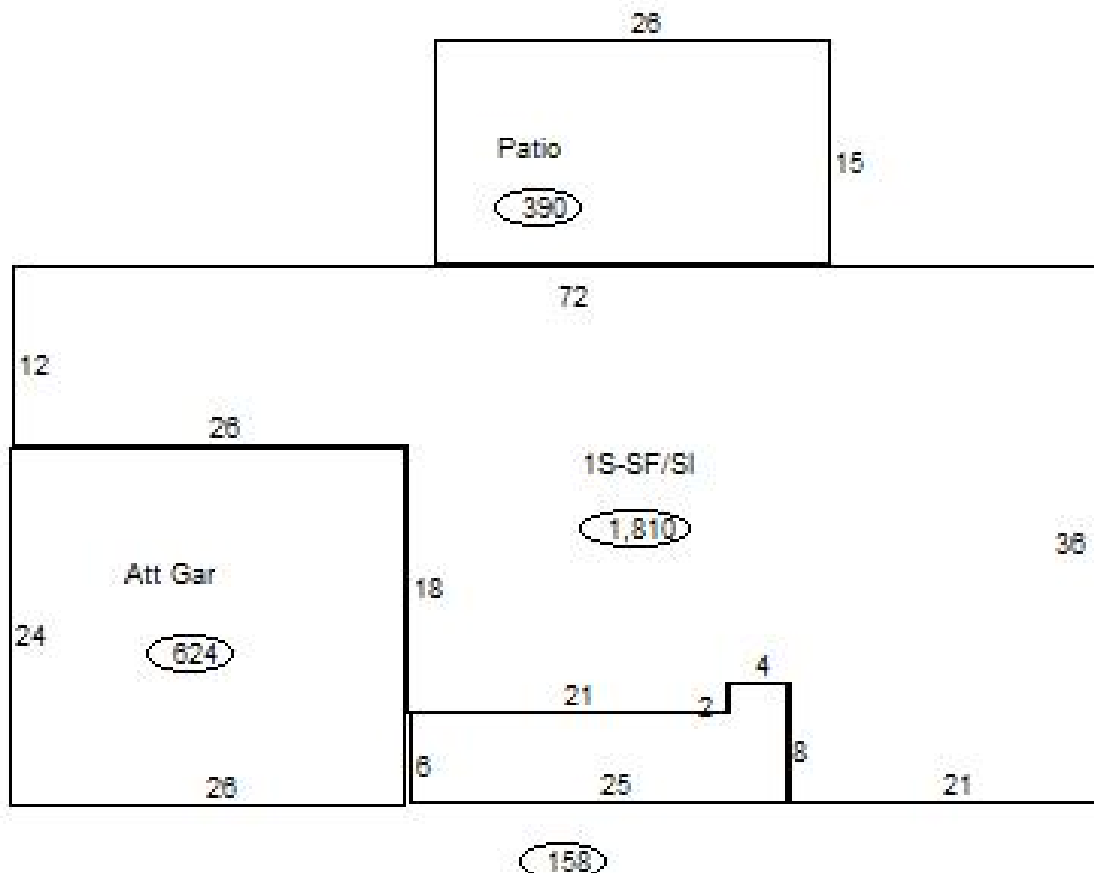
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Sketch Image

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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	624	1.000	624
2	M	PRCH		20	Covered Slab	158	1.000	158
3	M	PATC		20	Patio	390	1.000	390
4	R	1	Slab	20	1S-SF/Sl	1,810	1.000	1,810
<b>Total Building Area</b>						1,810		1,810



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
 4-9-2020	SHDS	Yard Shed - Metal	20x10x6		Formed Metal	200	
	Qual	3	Cond 3	Year 2020	Eff Age 6		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (28% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (21.98 x 200)		4,396		4,396	1,231	3,165
	SHDS	Yard Shed - Metal	12x10x6		Dirt Formed Metal	120	
	Qual	4	Cond 4	Year 2010	Eff Age 13		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (47% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (21.11 x 120)		2,533		2,533	1,191	1,342
	PACN	Paving - Concrete Drive	35x20x0		Concrete	700	
	Qual	3	Cond 3	Year 1978	Eff Age 48		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (4.13 x 700)		2,891		2,891	2,313	578
	PACN	Paving - Concrete Walk/Entry	25x4x0		Concrete	100	
	Qual	3	Cond 3	Year 1978	Eff Age 48		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (7.07 x 100)		707		707	566	141