



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	300005759													
Parcel ID	1199-01-27N-23W-4-004-00													
Cadastral ID	1199-27N-23W-01-4-004-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	2											
Tax Area	201 - 4T-BUFFALO-C													
Name ID	13377													
CARTER, DANNY & TERESA G. CARTER														
PO BOX 403 BUFFALO OK 73834-0000														
Parcel Location														
Situs	00129 OAK DR													
Subdivision	OUTLYING AREA--BUFFALO													
Lot/Block	/	Parcel Size	1.27 - Acres											
Sec/Twn/Rng	1 / 27 / 23 / 4													
Neighborhood	119900 - OUTLYING AREA BUFF													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.84979326 -99.63235562														
OUTLYING AREAS TO THE TOWN OF BUFFALO SEC.1-27-23 TRACT IN TRACT #3 1.27 ACRES														
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 colspan="5"> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	/	CARTER, DANNY &								
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	16,596	16,596	12%	1,992	Assessed	15,471	1,218.19					
Year Frozen		Improvements	112,326	112,326		13,479	Penalty	0						
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	1,000	-79.00					
TIF Project ID	0	Total Value	128,922	128,922	15,471	Total Taxable	14,471	1,139.00						
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300005759	CARTER, DANNY &			201	128,922	1000	14,471	1,139.00					
2024	2024-300005759	CARTER, DANNY &			201	139,695	1000	14,188	1,155.00					
2023	2023-300005759	CARTER, DANNY &			201	124,817	1000	13,746	1,137.00					
2022	2022-300005759	CARTER, DANNY &			201	119,303	1000	13,317	1,095.00					
2021	2021-300005759	CARTER, DANNY &			201	118,964	1000	13,276	1,096.00					
2020	2020-300005759	CARTER, DANNY &			201	118,072	1000	13,169	1,084.00					
2019	2019-0005759	CARTER, DANNY &			201	120,031		13,405	1,111.00					
2018	2018-0005759	CARTER, DANNY &			201	123,947		13,000	1,078.00					
2017	2017-0005759	CARTER, DANNY &			201	125,906		12,593	1,047.00					
2016	2016-0005759	CARTER, DANNY &			201	129,823		12,195	1,038.00					
2015	2015-0005759	CARTER, DANNY &			201	118,805		11,812	938.00					
2014	2014-0005759	CARTER, DANNY &			201	113,486		11,438	917.00					
2013	2013-0005759	CARTER, DANNY &			201	134,438		11,076	882.00					



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Lot Data	Lot - OUTLYING AREA Lot	Primary Image
Lot Size	0 0	
Lot Count	55321	
Units Buildable	16596	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Lot	
Base Lot Value	55,321.00 x .30 = 16,596	
Factor Value		
Adjustments		
Lot Value	16,596	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% Two Story
Exterior Wall	100% Masonry, Brick/Stone
Base/Total Area	1,813 / 3,626
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,813
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	, 2,031 Partition
Garage Type	696 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1981 / 54

HOUSE	4/4/2024
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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	57.43	Total Misc Impr	+ 12,686
Roofing Adj	+ 1.56	Garage Cost	+ 12,997
Subfloor Adj	+ 0.00	Total RCN	= 282,223
Heat/Cool Adj	+ 8.78	Depreciation (62%)	- 174,978
Plumbing Adj	+ 2.98	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 107,245
Adj Base Cost	= 70.75	Lot Value	+ 16,596
Total Area	x 3,626	Indicated Value	= 123,841
Adjusted Cost	= 256,540	Value Per SqFt	34.15

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	107,245		
Lot Value	16,596		
Indicated Value	123,841	34.15	Per SqFt
Agland Value			
Site Improvements	2,705		
Total Value	126,546	34.90	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR2	1 2st Msn Cls A	0		1	1	4,408.67		4,409
PATO	Slab Porch - Open	4387		48	48	8.72		419
BALS	Balcony - Steel/Concrete	7775	34x5		170	33.06		5,620
PATO	Patio - Open	10058	24x14		336	6.66		2,238



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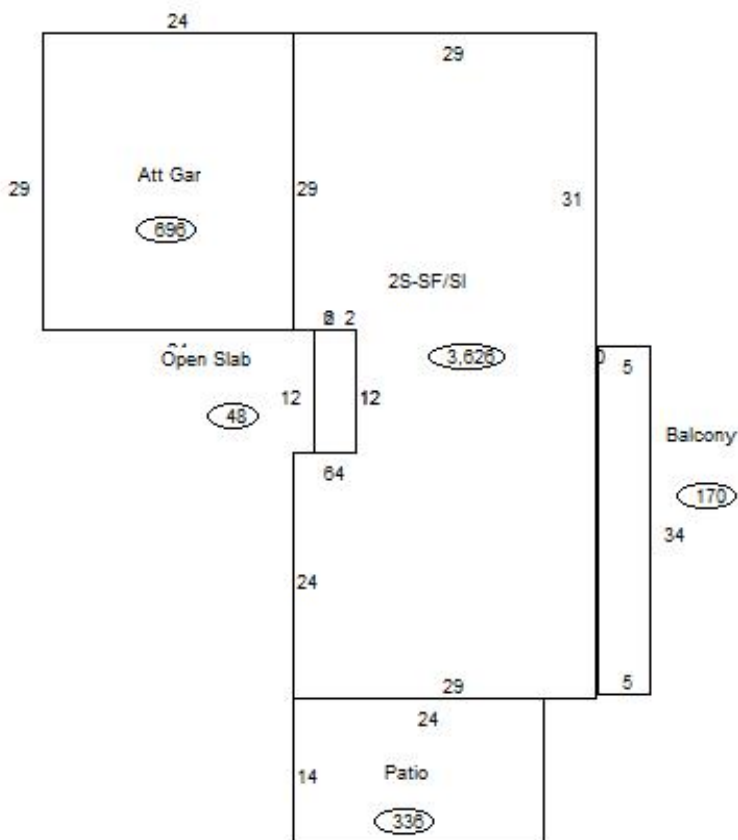
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Sketch Image

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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	696	1.000	696
2	M	PATO		20	Open Slab	48	1.000	48
3	R	2	Slab	20	2S-SF/SI	1,813	2.000	3,626
4	M	BALS		20	Balcony	170	1.000	170
5	M	PATO		20	Patio	336	1.000	336
Total Building Area						1,813		3,626



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete Drive	0x0x0			3,588
	Qual	3	Cond 3	Year 1990	Eff Age 36	
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (3.77 x 3,588)	13,527	13,527	10,822	2,705