




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
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Assessment Data					Primary Image																																																																																																				
<b>Account</b> 300010937 <b>Parcel ID</b> 1070-00-234-002-0-001-00 <b>Cadastral ID</b> 1070-234-002-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 3 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 14519 DALEY, ROBERTA L. REV LIVING TRUST TRUSTEE: ROBERTA L. DALEY  P O BOX 393 BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 00522 NW THIRD ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0002 / 0234 <b>Parcel Size</b> 4 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO					 <p>1070-00-234-002-0-001-00 02/24/25</p> <p>FRONT OF HOUSE 2/24/2025</p>																																																																																																				
<b>Legal Description</b> Lat/Long: 36.83270419 -99.63046683 MILLERS ADD. BLOCK 234 LOTS 2-4-6-8 BOOK 708 PAGE 272																																																																																																									
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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	100 x 117.5	
Lot Count		
Units Buildable	3525	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	11,750.00 x .30 = 3,525	
Factor Value		
Adjustments		
Lot Value	3,525	

Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,549 / 1,549
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	480 Detached Garage - Unfinished
Remodel	PARTIAL -
Year/Eff Age	1938 / 90



FRONT OF HOUSE 2/24/2025

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	82.49	Total Misc Impr	+ 10,754
Roofing Adj	+ 3.94	Garage Cost	+ 17,161
Subfloor Adj	+ 0.00	Total RCN	= 184,860
Heat/Cool Adj	+ 10.77	Depreciation ( 80%)	- 147,888
Plumbing Adj	+ 4.12	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 36,972
Adj Base Cost	= 101.32	Lot Value	+ 3,525
Total Area	x 1,549	Indicated Value	= 40,497
Adjusted Cost	= 156,945	Value Per SqFt	26.14

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	36,972		
Lot Value	3,525		
Indicated Value	40,497	26.14	Per SqFt
Agland Value			
Site Improvements	1,150		
Total Value	41,647	26.89	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1	1	4,783.32		4,783
PATC	Patio - Covered	3839	12x10		120	16.84		2,021
PATC	Patio - Covered	3840	33x9		297	13.30		3,950



Harper

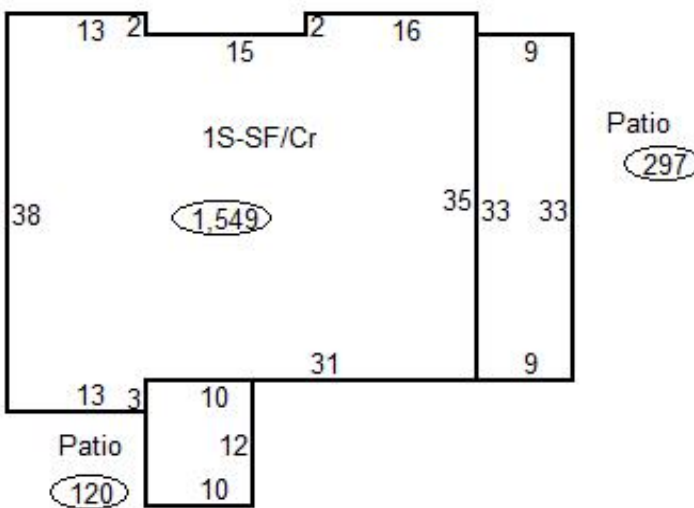
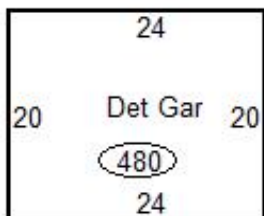
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,549	1.000	1,549
2	M	PATC		20	Patio	120	1.000	120
3	M	PATC		20	Patio	297	1.000	297
4	G	2		20	Det Gar	480	1.000	480
<b>Total Building Area</b>						1,549		1,549



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PACN	Paving - Concrete Drive	99x10x0			990	
	Qual	4	Cond 4	Year 1997	Eff Age 23		
				0			
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (5.12 x 990)	5,069		5,069	4,055	1,014
	PACN	Paving - Concrete Walk	27x3.5x0			95	
	Qual	3	Cond 2	Year 1960	Eff Age 79		
			<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (7.14 x 95)	678		678	542	136

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