



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																																																																																																																				
Account 300002251 Parcel ID 0000-07-27N-22W-3-001-00 Cadastral ID 0000-27N-22W-07-3-001-00 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 102 - 4R-BUFFALO Name ID 13320 FLORES, HENRY AND TAMMY A. FLORES RT 1 BOX 18 BUFFALO OK 73834-0000 Parcel Location Situs 19145 E 13 RD Subdivision Lot/Block / Parcel Size 4 - Acres Sec/Twn/Rng 7 / 27 / 22 / 3 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO																																																																																																																									
Legal Description Lat/Long: 36.84026506 -99.63301413 SEC.7-27-22 TRACT IN SE4SW4 BOOK 671 PAGE 023																																																																																																																									
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 4 Topography Street Access Utilities Amenities Method Acre Base Lot Value 4.00 x 1,812.50 = 7,250 Factor Value Adjustments Lot Value 7,250		

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	3,060 / 3,060
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	168 Total, 168 Partition
Garage Type	360 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 47

HOUSE	5/9/2024
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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	81.55	Total Misc Impr	+ 6,039
Roofing Adj	+ 3.56	Garage Cost	+ 10,679
Subfloor Adj	+ 0.00	Total RCN	= 329,511
Heat/Cool Adj	+ 10.77	Depreciation (52%)	- 171,346
Plumbing Adj	+ 3.20	Lump Sums	+ 0
Basement Adj	+ 3.15	RCNLD	= 158,165
Adj Base Cost	= 102.22	Lot Value	+ 7,250
Total Area	x 3,060	Indicated Value	= 165,415
Adjusted Cost	= 312,793	Value Per SqFt	54.06

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	158,165		
Lot Value	7,250		
Indicated Value	165,415	54.06	Per SqFt
Agland Value			
Site Improvements	28,346		
Total Value	193,761	63.32	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	1107	6x4		24	9.78		235
PATO	Slab Porch - Open	1108	20x10		200	8.99		1,798
RSPC	Raised Slab Porch - Covered	11993	10x10		100	40.06		4,006



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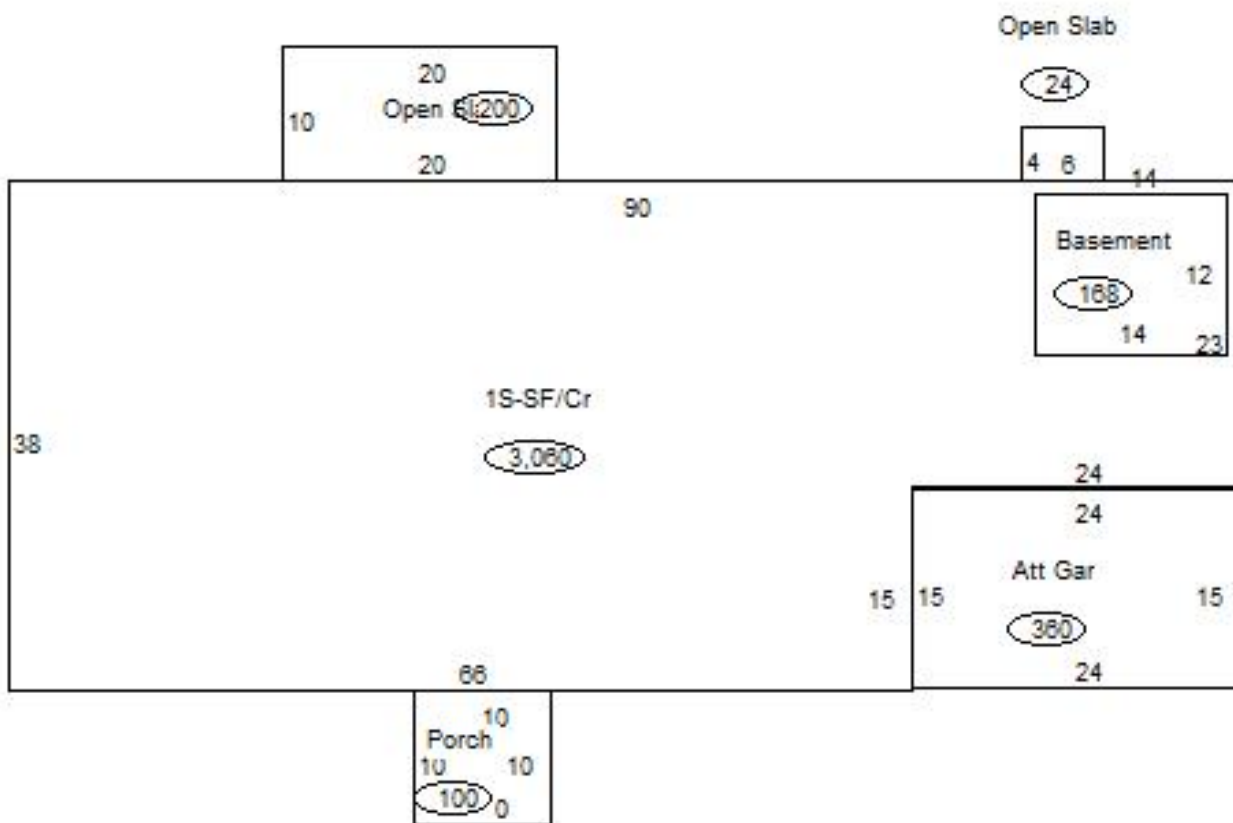
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Sketch Image

300002251



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Open Slab	24	1.000	24
2	M	PATO		20	Open Slab	200	1.000	200
3	B			20	Basement	168	1.000	168
4	R	1	Crawl	20	1S-SF/Cr	3,060	1.000	3,060
5	M	RSPC		20	Porch	100	1.000	100
6	G	1		20	Att Gar	360	1.000	360
Total Building Area						3,060		3,060



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed - Metal	24x12x8		Formed Metal	288	
	Qual	3	Cond 3	Year 2016	Eff Age 10		
	Valuation Summary		Modifier Total	RCN	Depr (42% Phys/ 0% Func)	RCNLD	
		Base Cost (18.87 x 288)	5,435		5,435	2,283	3,152
	SHDS	Yard Shed, Metal	24x12x8		Formed Metal	288	
	Qual	3	Cond 3	Year 2000	Eff Age 26		
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ 0% Func)	RCNLD	
		Base Cost (18.87 x 288)	5,435		5,435	3,805	1,630
	SHDS	Yard Shed - Metal	15x15x8		Formed Metal	225	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ 0% Func)	RCNLD	
		Base Cost (20.32 x 225)	4,572		4,572	3,658	914
	GBST	Grain Bin - Storage	20x20x4			1,009	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ 0% Func)	RCNLD	
		Base Cost (1.62 x 1,009)	1,634		1,634	1,307	327
	GBST	Grain Bin - Storage	20x20x4			1,009	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ 0% Func)	RCNLD	
		Base Cost (1.62 x 1,009)	1,634		1,634	1,307	327
	GBST	Grain Bin - Storage	20x20x4			1,009	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (1.62 x 1,009)	1,634		1,634	1,307	327
	GBST	Grain Bin - Storage	20x20x4			1,009	
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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GBST	Grain Bin - Storage	10x10x4			254
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ 0% Func)	RCNLD
	Base Cost (1.62 x 254)		411		411 329	82
	UTIL	Utility Building	100x50x16	Concrete	Formed Metal	5,000
	Qual	3	Cond 3	Year 1960	Eff Age 66	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (21.26 x 5,000)		106,300		106,300 85,040	21,260