



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:23:20
 Page 1

Assessment Data					Primary Image									
Account	300002291				<p>HOUSE 5/9/2024</p>									
Parcel ID	0000-18-27N-22W-1-002-00													
Cadastral ID	0000-27N-22W-18-1-002-00													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	2											
Tax Area	102 - 4R-BUFFALO													
Name ID	25864													
TORRES, MARIA VITAL														
A/K/A ANGELA VELEZ														
P.O. BOX 754														
BUFFALO	OK 73834													
Parcel Location														
Situs	19180 E 13 RD													
Subdivision														
Lot/Block	/	Parcel Size	8 - Acres											
Sec/Twn/Rng	18 / 27 / 22 / 1													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.83989937 -99.63256399														
SEC. 18-27N-22W TR IN NE4 8 ACRES BOOK 794 PAGE 427 (AFF. SURV. JT) MARIA VITAL TORRES (A/K/A ANGELA VELEZ)														
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														
Code	Type	Active	Maximum	Exemption										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
794/427	VELEZ, SAUL &	12/16/2025		04										
740/727	MCVICKER, JOE	10/03/2018	74,000	Q										
585/840	SAWYER, SIDNEY L. ETUX	06/26/2003	43,500	U										
573/127	ZOLLINGER, TERRY & ALICE	04/30/2002	65,000	PQ										
511/480	THOMPSON, A.V.	11/18/1994	8,000	Q										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	10,250	10,250	12%	1,230	Assessed	13,602	1,071.02					
Year Frozen		Improvements	31,041	31,041		3,725	Penalty	0						
Uncapped Value	0	Mobile Home	72,059	72,059		8,647	Exemption	0	0.00					
TIF Project ID	0	Total Value	113,350	113,350		13,602	Total Taxable	13,602	1,071.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300002291	VELEZ, SAUL &	102	113,350	0	13,016	1,025.00							
2024	2024-300002291	VELEZ, SAUL &	102	88,775	0	9,166	746.00							
2023	2023-300002291	VELEZ, SAUL &	102	78,834	0	8,729	722.00							
2022	2022-300002291	VELEZ, SAUL &	102	70,855	0	8,314	684.00							
2021	2021-300002291	VELEZ, SAUL & ANGELA VELEZ	102	67,264	0	8,072	666.00							
2020	2020-300002291	VELEZ, SAUL & ANGELA VELEZ	102	71,492	0	8,579	706.00							
2019	2019-0002291	VELEZ, SAUL & ANGELA VELEZ	102	74,000		7,880	653.00							
2018	2018-0002291	MCVICKER, JOE	102	57,637		5,917	491.00							
2017	2017-0002291	MCVICKER, JOE	102	60,554		6,129	510.00							
2016	2016-0002291	MCVICKER, JOE	102	57,675		5,921	504.00							
2015	2015-0002291	MCVICKER, JOE	102	61,497		6,380	506.00							
2014	2014-0002291	MCVICKER, JOE	102	65,396		6,848	549.00							
2013	2013-0002291	MCVICKER, JOE &	102	69,294		7,315	583.00							



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Date 02/06/2026
 Time 06:23:20
 Page 2

Lot Data		Acre - HomeSite and Tracts		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	8							
Topography								
Street Access								
Utilities								
Amenities								
Method	Acre							
Base Lot Value	8.00 x 1,281.25 = 10,250							
Factor Value								
Adjustments								
Lot Value	10,250							
Residential Data				HOUSE 5/9/2024				
Type	6 Mobile Home 76 x 28			GRM Approach				
Condition	4 - Good			GRM Code				
Quality	4 - Good			Gross Rent				
Architecture				Indicated Value				
Style	100% Double Wide			Multiple Regression				
Exterior Wall	100% Aluminum Sheet			MRA Code				
Base/Total Area	2,128 / 2,128			Adusted R				
Style	100% Double Wide			Indicated Value				
HVAC	100% Warmed & Cooled Air			Direct Comparables				
Roof Cover	4 Metal, Preformed			Selection Model DEFAULT DEFAULT SELECTION MODEL				
Area on Slab	0			Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE				
Fixture/RghIn	8 /			Comparables				
Bed/F/H Bath	3 / 2.0 /			Indicated Value				
Basement Area				Value Reconciliation				
Garage Type				Selected Approach Cost Approach				
Remodel				Improvements 69,371				
Year/Eff Age	1995 / 25			Lot Value 10,250				
Cost Approach		Manual :		Indicated Value 79,621				
Base Cost	52.66	Total Misc Impr	+ 0	Agland Value				
Roofing Adj	+ 2.90	Garage Cost	+ 0	Site Improvements 30,638				
Subfloor Adj	+ 0.00	Total RCN	= 136,022	Total Value 110,259				
Heat/Cool Adj	+ 2.42	Depreciation (49%)	- 66,651	51.81 Total Value Per SqFt				
Plumbing Adj	+ 5.94	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 69,371					
Adj Base Cost	= 63.92	Lot Value	+ 10,250					
Total Area	x 2,128	Indicated Value	= 79,621					
Adjusted Cost	= 136,022	Value Per SqFt	37.42					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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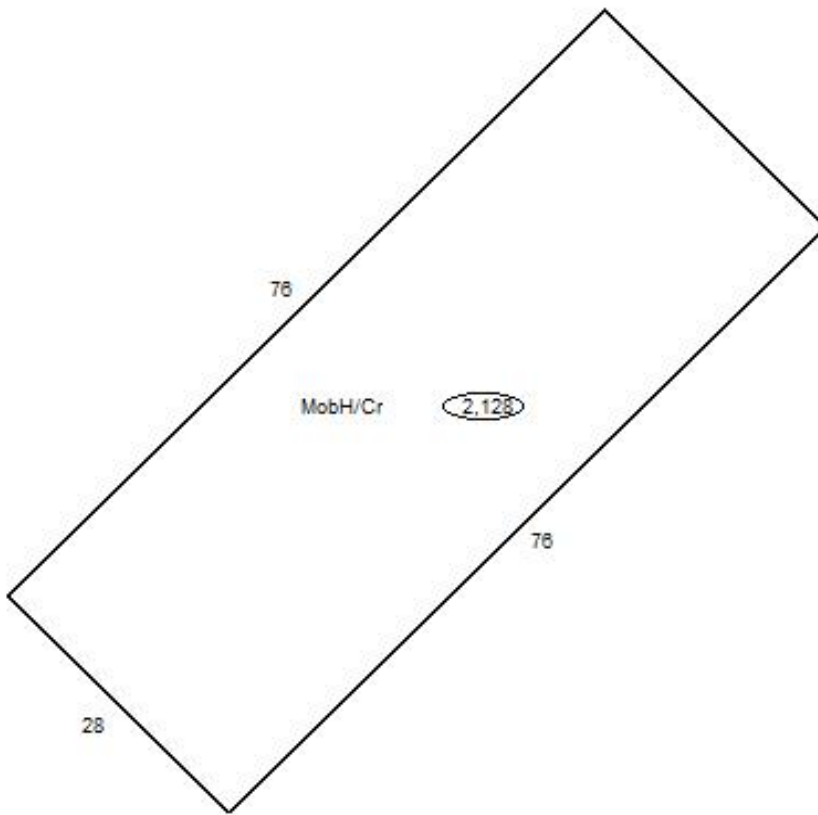
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Date 02/06/2026
Time 06:23:20
Page 3

Sketch Image

300002291



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14	Crawl	20	MobH/Cr	2,128	1.000	2,128
Total Building Area						2,128		2,128



Harper

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Date 02/06/2026
Time 06:23:20
Page 4

300002291

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building NEW FOR 2025 TAXYR	40x25x12	Concrete	Formed Metal	1,000
	Qual 3	Cond 3	Year 2024	Eff Age 2		
Valuation Summary		Modifier Total		RCN	Depr (3% Phys/ % Func)	RCNLD
Base Cost (28.96 x 1,000)		28,960		28,960	869	28,091
	LNT0	Lean To - Attached / ATT. TO GARAGE	13x9x8		Galvanized Metal	108
	Qual 3	Cond 3	Year 2020	Eff Age 6		
Valuation Summary		Modifier Total		RCN	Depr (37% Phys/ % Func)	RCNLD
Base Cost (6.60 x 108)		713		713	264	449
	SHDS	Yard Shed - Wood	16x8x8	Dirt	Composition Shingle	128
	Qual 3	Cond 3	Year 1995	Eff Age 31		
Valuation Summary		Modifier Total		RCN	Depr (78% Phys/ % Func)	RCNLD
Base Cost (18.40 x 128)		2,355		2,355	1,837	518
	SHDS	Yard Shed - Wood/ DET. GARAGE	23x16x8	Dirt	Composition Shingle	400
	Qual 3	Cond 3	Year 1995	Eff Age 31		
Valuation Summary		Modifier Total		RCN	Depr (78% Phys/ % Func)	RCNLD
Base Cost (13.86 x 400)		5,544		5,544	4,324	1,220
	ASC	Awning/Shelter/Carport / SMALL	10x8x6	Dirt	Galvanized Metal	80
	Qual 3	Cond 3	Year 1995	Eff Age 23		
Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (3.88 x 80)		310		310	248	62
	LOAF	Loafing Shed	20x12x6	Dirt	Galvanized Metal	240
	Qual 3	Cond 3	Year 1995	Eff Age 31		
Valuation Summary		Modifier Total		RCN	Depr (78% Phys/ % Func)	RCNLD
Base Cost (5.65 x 240)		1,356		1,356	1,058	298