




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:25:20
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Assessment Data					Primary Image									
Account	300002440				 <p>0000-02-27N-23W-4-003-00 05/20/24</p>									
Parcel ID	0000-02-27N-23W-4-003-00													
Cadastral ID	0000-27N-23W-02-4-003-00													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	2											
Tax Area	102 - 4R-BUFFALO													
Name ID	13408													
ESTRADA, ELOY & CELINA ESTRADA														
P O BOX 771 BUFFALO OK 73834-0000														
Parcel Location														
Situs	18951 12 RD E													
Subdivision														
Lot/Block	/	Parcel Size	5 - Acres											
Sec/Twn/Rng	2 / 27 / 23 / 4													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
HOUSE 5/23/2024														
Legal Description Lat/Long: 36.85301016 -99.64487589														
SEC 2-27-23 S2W2W2SW4SE4 BOOK 706 PAGE 533														
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														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					706/533	BENTLEY, WILLIS L. ETUX	02/16/2015	62,480	MQ					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	8,000	8,000	12%	960	Assessed	9,269	729.84					
Year Frozen		Improvements	72,976	69,241		8,309	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	80,976	77,241		9,269	Total Taxable	9,269	730.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300002440	ESTRADA, ELOY &			102	80,976	0	8,827	695.00					
2024	2024-300002440	ESTRADA, ELOY &			102	86,858	0	8,407	685.00					
2023	2023-300002440	ESTRADA, ELOY &			102	81,135	0	8,007	662.00					
2022	2022-300002440	ESTRADA, ELOY &			102	69,645	0	7,626	627.00					
2021	2021-300002440	ESTRADA, ELOY &			102	61,697	0	7,404	611.00					
2020	2020-300002440	ESTRADA, ELOY &			102	61,697	0	7,404	609.00					
2019	2019-0002440	ESTRADA, ELOY &			102	61,697		7,403	614.00					
2018	2018-0002440	ESTRADA, ELOY &			102	62,918		7,417	615.00					
2017	2017-0002440	ESTRADA, ELOY &			102	60,007		7,201	599.00					
2016	2016-0002440	ESTRADA, ELOY &			102	62,478		7,497	638.00					
2015	2015-0002440	ESTRADA, ELOY &			102	61,031		4,767	378.00					
2014	2014-0002440	BENTLEY, WILLIS L. ETUX			102	58,133		4,629	371.00					
2013	2013-0002440	BENTLEY, WILLIS L. ETUX			102	59,126		3,494	278.00					




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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 5 Topography Street Access Utilities Amenities Method Acre Base Lot Value 5.00 x 1,600.00 = 8,000 Factor Value Adjustments Lot Value 8,000		 <p>0000-02-27N-23W-4-003-00 05/20/24</p>

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	2,508 / 2,508
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,508
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1975 / 61

HOUSE 5/23/2024

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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	64,857		
Lot Value	8,000		
Indicated Value	72,857	29.05	Per SqFt
Agland Value			
Site Improvements	6,356		
Total Value	79,213	31.58	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	64.12	Total Misc Impr	+ 4,572
Roofing Adj	+ 2.90	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 202,679
Heat/Cool Adj	+ 8.78	Depreciation (68%)	- 137,822
Plumbing Adj	+ 3.19	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 64,857
Adj Base Cost	= 78.99	Lot Value	+ 8,000
Total Area	x 2,508	Indicated Value	= 72,857
Adjusted Cost	= 198,107	Value Per SqFt	29.05

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	12062	20x20	2022	400	11.43		4,572



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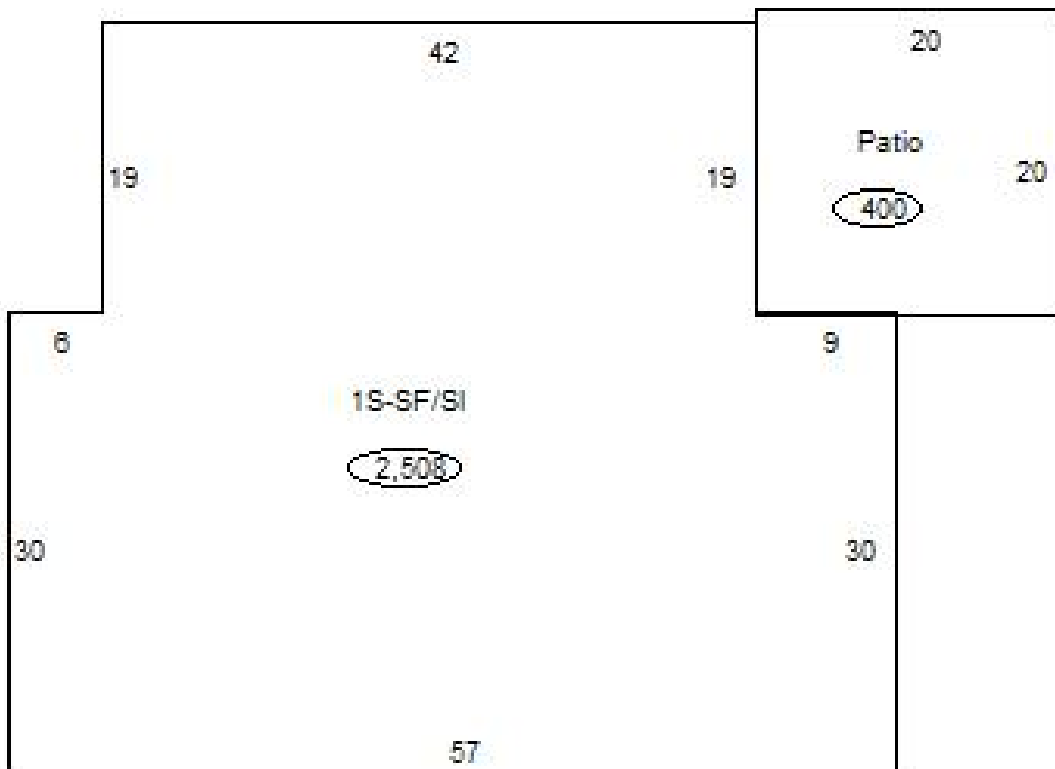
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	2,508	1.000	2,508
2	M	PATC		20	Patio	400	1.000	400
Total Building Area						2,508		2,508



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	24x20x8	Concrete	Formed Metal	480
	Qual	3	Cond 3	Year 2015	Eff Age 11	
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (7.74 x 480)	3,715		3,715	1,858	1,857
	SHDS	Yard Shed - Metal	15x10x6	Dirt	Galvanized Metal	150
	Qual	1	Cond 1	Year 1980	Eff Age 64	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (9.54 x 150)	1,431		1,431	1,145	286
	HAYS	Hay Shed Open Sides	50x15x8	Dirt	Formed Metal	750
	Qual	2	Cond 2	Year 1980	Eff Age 55	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (6.61 x 750)	4,958		4,958	3,966	992
	LNTD	Lean To - Attached	35x18x8	Dirt	Galvanized Metal	630
	Qual	1	Cond 1	Year 1980	Eff Age 64	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.78 x 630)	3,011		3,011	2,409	602
	SHDS	Shed - Small	50x25x8	Dirt	Formed Metal	1,250
	Qual	1	Cond 1	Year 1980	Eff Age 44	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (7.42 x 1,250)	9,275		9,275	7,420	1,855
	SHDS	Shed - Small / RV SHED	35x15x12	Dirt	Galvanized Metal	525
	Qual	1	Cond 1	Year 1960	Eff Age 92	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (7.28 x 525)	3,822		3,822	3,058	764