




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 300004795 Parcel ID 1001-00-017-018-0-001-00 Cadastral ID 1001-017-018-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 201 - 4T-BUFFALO-C Name ID 25379 RIVERA, SAMANTHA PO BOX 116 BUFFALO OK 73834- Parcel Location Situs 00701 SE SIXTH Subdivision BUFFALO ORIG Lot/Block 0018 / 0017 Parcel Size 5 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					 <p>1001-00-017-018-0-001-00_001.JPG 1/6/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.94196725 -99.88692394																																																																																																																									
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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	140 x 140	<p>1001-00-017-018-0-001-00 01/05/23</p> <p>1001-00-017-018-0-001-00_001.JPG 1/6/2023</p>
Lot Count		
Units Buildable	5880	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	19,600.00 x .30 = 5,880	
Factor Value		
Adjustments		
Lot Value	5,880	

Residential Data	
Type	6 Mobile Home 50 x 28
Condition	3 - Average
Quality	3 - Average
Architecture	DWMH Multi-wide MH
Style	100% Double Wide
Exterior Wall	100% Lap
Base/Total Area	1,400 / 1,400
Style	100% Double Wide
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	
Garage Type	
Remodel	
Year/Eff Age	2013 / 13

Cost Approach		Manual :	
Base Cost	49.05	Total Misc Impr	+ 9,961
Roofing Adj	+ 2.27	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 94,563
Heat/Cool Adj	+ 2.63	Depreciation (30%)	- 28,369
Plumbing Adj	+ 6.47	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 66,194
Adj Base Cost	= 60.43	Lot Value	+ 5,880
Total Area	x 1,400	Indicated Value	= 72,074
Adjusted Cost	= 84,602	Value Per SqFt	51.48

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	66,194		
Lot Value	5,880		
Indicated Value	72,074	51.48	Per SqFt
Agland Value			
Site Improvements	4,477		
Total Value	76,551	54.68	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	2186	28x16	2013	448	14.45		6,474
WODO	Wood Deck - Open	2187	22x8	2013	176	19.81		3,487



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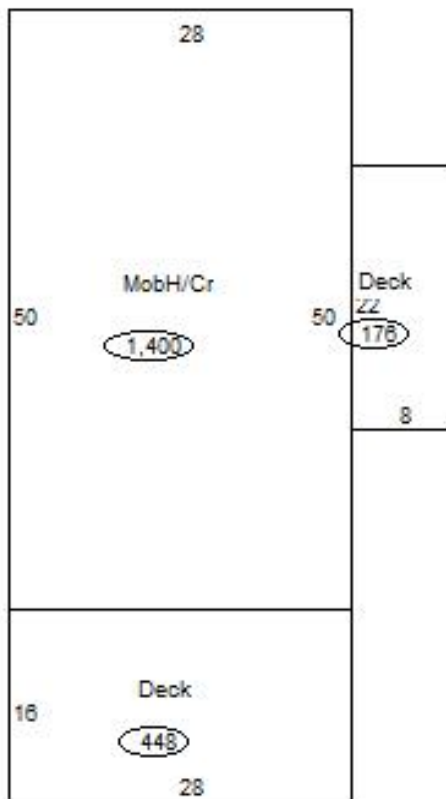
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14	Crawl	20	MobH/Cr	1,400	1.000	1,400
2	M	WODO		20	Deck	448	1.000	448
3	M	WODO		20	Deck	176	1.000	176
Total Building Area						1,400		1,400



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Wood	12x16x8		Composition Shingle	192
	Qual	3	Cond 3	Year 2013	Eff Age 13	
	Valuation Summary		Modifier Total	RCN	Depr (47% Phys/ % Func)	RCNLD
	Base Cost (20.77 x 192)	3,988		3,988	1,874	2,114
	SHDS	Shed - Small	24x25x12		Formed Metal	600
	Qual	3	Cond 3	Year 1995	Eff Age 31	
	Valuation Summary		Modifier Total	RCN	Depr (78% Phys/ % Func)	RCNLD
	Base Cost (17.90 x 600)	10,740		10,740	8,377	2,363