




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Time 06:57:45
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Assessment Data					Primary Image																																																																																																																				
Account 300004805 Parcel ID 1001-00-019-013-0-001-00 Cadastral ID 1001-019-013-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 201 - 4T-BUFFALO-C Name ID 14367 ANGELES, MARIA DE LOS & MARIA BERENITCE VELEZ PO BOX 754 BUFFALO OK 73834-0000 Parcel Location Situs 00317 E BROAD ST Subdivision BUFFALO ORIG Lot/Block 0013 / 0019 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					 <p>1001-00-019-013-0-001-00 01/05/23</p> <p>1001-00-019-013-0-001-00_001.JPG 1/6/2023</p>																																																																																																																				
Legal Description Buffalo Orig. Block 19 Lots: 13-14-15 Lat/Long: 36.96935261 -99.91520081																																																																																																																									
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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	75 x 140	
Lot Count		
Units Buildable	3150	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,500.00 x .30 = 3,150	
Factor Value		
Adjustments		
Lot Value	3,150	

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	840 / 1,260
Style	100% 1 1/2 Story Finished
HVAC	1 Wall Air Conditioners (Count)
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 95

1001-00-019-013-0-001-00	1001-00-019-013-0-001-00_001.JPG	01/05/23
1001-00-019-013-0-001-00_001.JPG		1/6/2023

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	21,131		
Lot Value	3,150		
Indicated Value	24,281	19.27	Per SqFt
Agland Value			
Site Improvements	876		
Total Value	25,157	19.97	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	72.15	Total Misc Impr	+ 4,489
Roofing Adj	+ 2.82	Garage Cost	+ 0
Subfloor Adj	+ 0.73	Total RCN	= 105,654
Heat/Cool Adj	+ 0.00	Depreciation (80%)	- 84,523
Plumbing Adj	+ 4.59	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 21,131
Adj Base Cost	= 80.29	Lot Value	+ 3,150
Total Area	x 1,260	Indicated Value	= 24,281
Adjusted Cost	= 101,165	Value Per SqFt	19.27

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
RSPC	Raised Slab Porch - Covered	2207	25x5		125	35.91	4,489



Harper

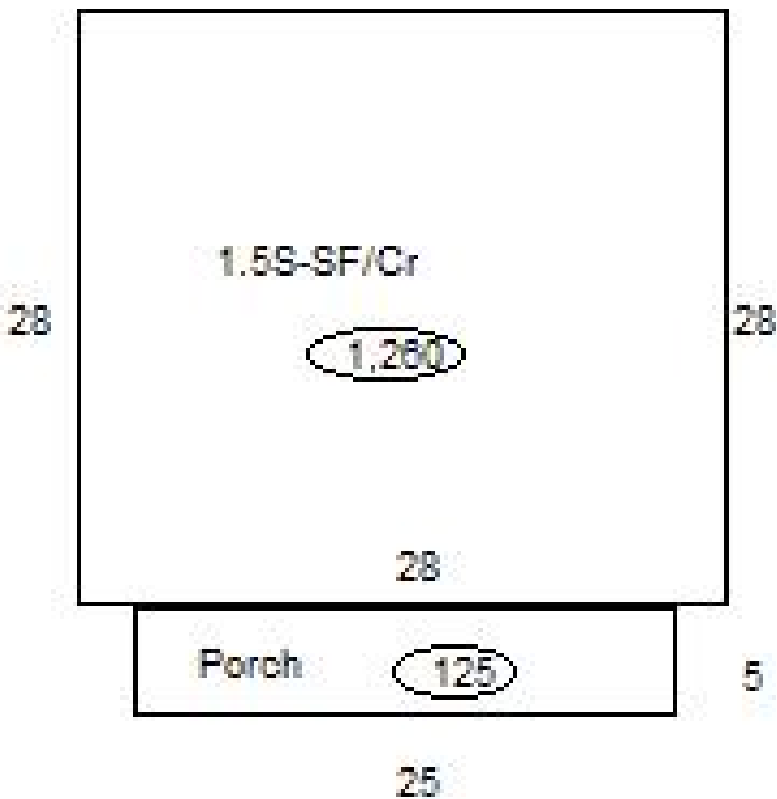
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Sketch Image

300004805



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	125	1.000	125
2	R	5	Crawl	20	1.5S-SF/Cr	840	1.500	1,260
Total Building Area						840		1,260



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPDT	Carport - Detached	12x10x8		Formed Metal	120	
	Qual	3	Cond 3	Year 1995	Eff Age 31		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (7.94 x 120)		953		953	762	191
	SHDS	Yard Shed - Metal	14x10x8		Formed Metal	140	
	Qual	3	Cond 3	Year 1995	Eff Age 31		
	Valuation Summary		Modifier Total		RCN	Depr (78% Phys/ % Func)	RCNLD
	Base Cost (22.23 x 140)		3,112		3,112	2,427	685