




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300004902 <b>Parcel ID</b> 1001-00-046-009-0-001-00 <b>Cadastral ID</b> 1001-046-009-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 1 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 14418 LIZARDO, RICARDO AND SUSANA LIZARDO  PO BOX 203 BUFFALO OK 73834-  <b>Parcel Location</b> <b>Situs</b> 00421 E 13 RD <b>Subdivision</b> BUFFALO ORIG <b>Lot/Block</b> 0009 / 0046 <b>Parcel Size</b> 4 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO					 <p>1001-00-046-009-0-001-00_003.JPG 1/9/2023</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.83088777 -99.63121748 BUFFALO ORIG. BLOCK 46 LOTS: 9-10-11-12																																																																																																																									
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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	0 0	<p>1001-00-046-009-0-001-00_003.JPG 1/9/2023</p>
Lot Count		
Units Buildable	4200	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	14,000.00 x .30 = 4,200	
Factor Value		
Adjustments		
Lot Value	4,200	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,453 / 1,453
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	PARTIAL -
Year/Eff Age	1930 / 85

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		

Cost Approach		Manual :	
Base Cost	98.39	Total Misc Impr	+ 462
Roofing Adj	+ 4.71	Garage Cost	+ 462
Subfloor Adj	+ 0.00	Total RCN	= 175,476
Heat/Cool Adj	+ 12.33	Depreciation ( 75%)	- 131,607
Plumbing Adj	+ 5.02	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 43,869
Adj Base Cost	= 120.45	Lot Value	+ 4,200
Total Area	x 1,453	Indicated Value	= 48,069
Adjusted Cost	= 175,014	Value Per SqFt	33.08

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	43,869	
Lot Value	4,200	
Indicated Value	48,069	33.08 Per SqFt
Agland Value		
Site Improvements	37,743	
Total Value	85,812	59.06 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	2337	5x4		20	11.02		220
PATO	Slab Porch - Open	2338	7x2		14	11.02		154
PATO	Slab Porch - Open	2339	4x2		8	11.02		88



Harper

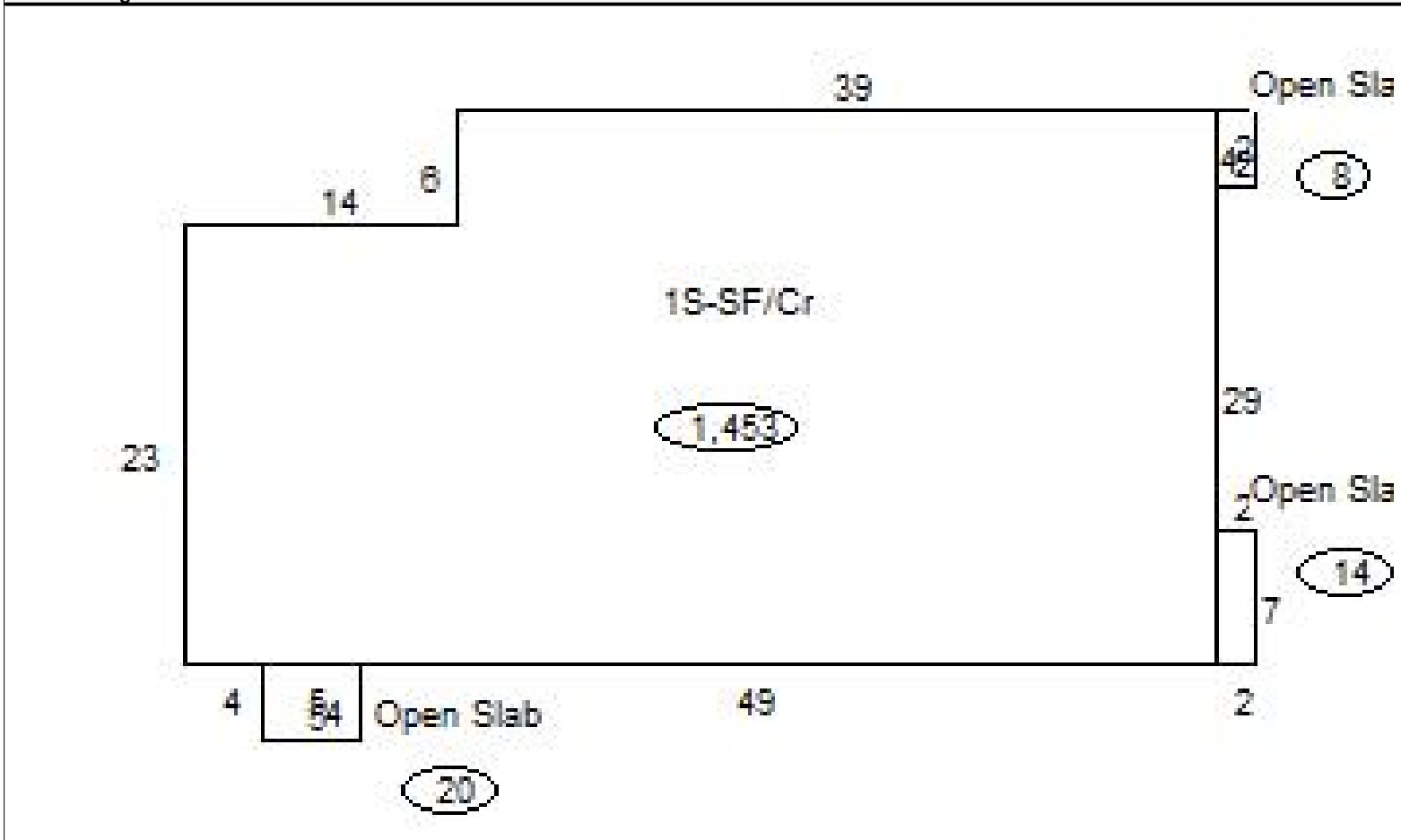
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Open Slab	20	1.000	20
2	M	PATO		20	Open Slab	14	1.000	14
3	M	PATO		20	Open Slab	8	1.000	8
4	R	1	Crawl	20	1S-SF/Cr	1,453	1.000	1,453
<b>Total Building Area</b>						1,453		1,453



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
 <p>0001-00-046-000-0-000-00            9/11/2023            ACCT. # 4902</p>	PATC	Patio - Covered	30x15x0			450	
	Qual	3	Cond 3	Year 2023	Eff Age 3		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (12.83 x 450)	5,774		5,774	866	4,908
 <p>12-12-2019            1001-00-046-009-0-001-00 44X30            NEW FOR 2019 GARAGE</p>	UTIL	Utility Building	44x30x12		Formed Metal	1,320	
	Qual	3	Cond 3	Year 2019	Eff Age 7		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (13% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (27.43 x 1,320)	36,208		36,208	4,707	31,501
	SHDS	Yard Shed - Wood	10x10x8		Composition Roll	100	
	Qual	3	Cond 3	Year 2015	Eff Age 11		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (44% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (23.83 x 100)	2,383		2,383	1,049	1,334