



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image									
Account	300004959													
Parcel ID	1070-00-086-001-0-001-00													
Cadastral ID	1070-086-001-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area 4												
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14451													
VILLE, CARLOS ENRIQUE & FAVIOLA VILLE														
P O BOX 764 BUFFALO OK 73834-0000														
Parcel Location														
Situs	00501 SW THIRD ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0001 / 0086	Parcel Size 2 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.83052332 -99.63103575														
MILLERS ADD. BLOCK 86 LOTS: 1,3														
HOUSE 2/28/2022														
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									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					599/696	CENICEROS, FELIX, ETUX	01/20/2005	4,000	U					
					545/795	STANPHILL, DALE R. & PEGG	05/14/1999	5,000	PQ					
					504/85	NIMMO, GEORGE W.	02/08/1995	15,000	QV					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap	Land Value	1,763	1,763	12%	212	Assessed	1,652	130.08						
Year Frozen	Improvements	24,670	12,002		1,440	Penalty	0							
Uncapped Value	0	Mobile Home	0	0	0	Exemption	1,000	-79.00						
TIF Project ID	0	Total Value	26,433	13,765	1,652	Total Taxable	652	51.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300004959	VILLE, CARLOS ENRIQUE &	201	26,433	1000	604	48.00							
2024	2024-300004959	VILLE, CARLOS ENRIQUE &	201	27,607	1000	558	45.00							
2023	2023-300004959	VILLE, CARLOS ENRIQUE &	201	25,362	1000	512	42.00							
2022	2022-300004959	VILLE, CARLOS ENRIQUE &	201	19,552	1000	468	38.00							
2021	2021-300004959	VILLE, CARLOS ENRIQUE AND	201	19,552	1000	426	35.00							
2020	2020-300004959	VILLE, CARLOS ENRIQUE AND	201	19,552	1000	384	32.00							
2019	2019-0004959	VILLE, CARLOS ENRIQUE AND	201	19,552		344	29.00							
2018	2018-0004959	VILLE, CARLOS ENRIQUE AND	201	19,552		305	25.00							
2017	2017-0004959	VILLE, CARLOS ENRIQUE AND	201	19,552		267	22.00							
2016	2016-0004959	VILLE, CARLOS ENRIQUE AND	201	19,552		230	20.00							
2015	2015-0004959	VILLE, CARLOS ENRIQUE AND	201	19,621		195	15.00							
2014	2014-0004959	VILLE, CARLOS ENRIQUE AND	201	19,621		159	13.00							
2013	2013-0004959	VILLE, CARLOS ENRIQUE AND	201	17,450		126	10.00							



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Lot Data		Square-Foot - BUFFALO ORIGMILLERS
Lot Size	50	x 117.5
Lot Count		
Units Buildable	1763	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	5,875.00 x .30 = 1,763	
Factor Value		
Adjustments		
Lot Value	1,763	



HOUSE

2/28/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Asbestos Siding
Base/Total Area	933 / 933
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	2 / 1.0 /
Basement Area	
Garage Type	546 Carport - Gable Roof
Remodel	
Year/Eff Age	1940 / 86

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	91.24	Total Misc Impr	+ 235
Roofing Adj	+ 4.51	Garage Cost	+ 4,576
Subfloor Adj	+ 0.00	Total RCN	= 110,567
Heat/Cool Adj	+ 10.77	Depreciation (80%)	- 88,454
Plumbing Adj	+ 6.83	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 22,113
Adj Base Cost	= 113.35	Lot Value	+ 1,763
Total Area	x 933	Indicated Value	= 23,876
Adjusted Cost	= 105,756	Value Per SqFt	25.59

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	22,113		
Lot Value	1,763		
Indicated Value	23,876	25.59	Per SqFt
Agland Value			
Site Improvements	2,391		
Total Value	26,267	28.15	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	2478	6x4		24	9.78		235



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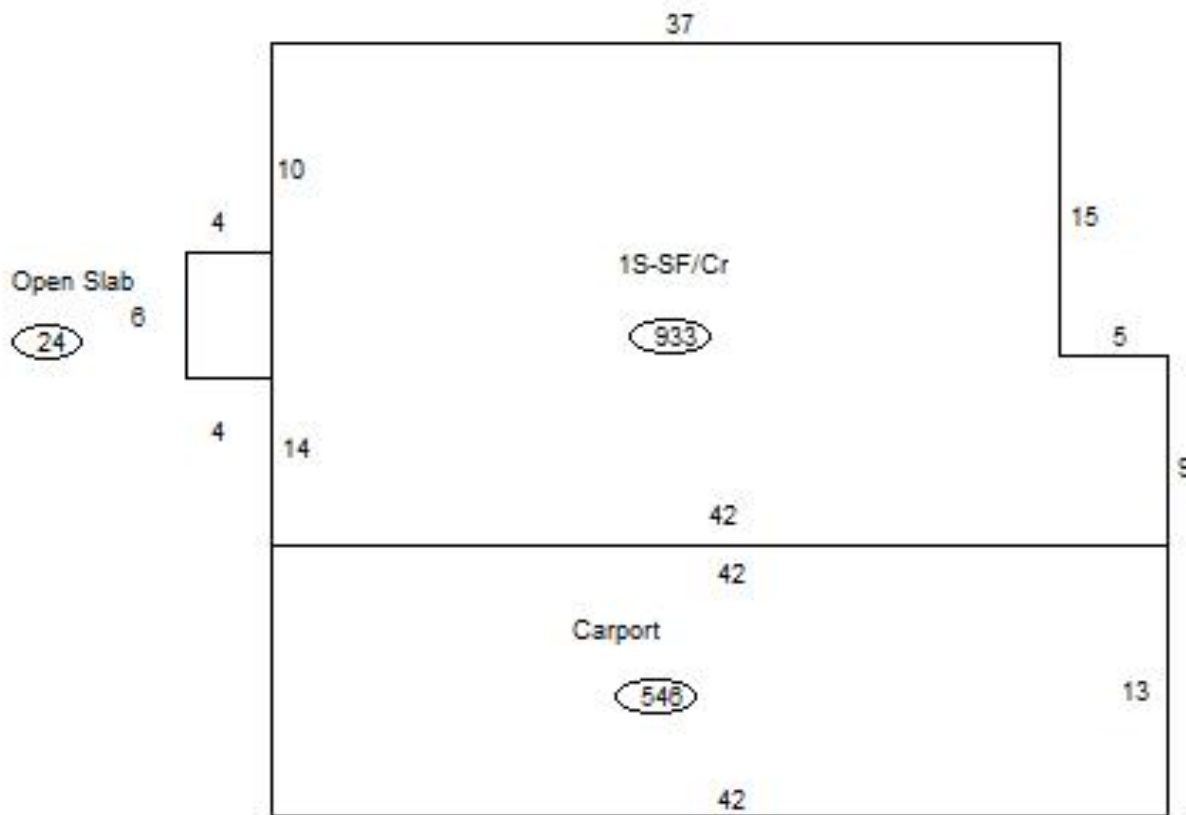
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Sketch Image

300004959



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		13	Open Slab	24	1.000	24
2	G	3		13	Carport	546	1.000	546
3	R	1	Crawl	13	1S-SF/Cr	933	1.000	933
Total Building Area						933		933



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PACN	Paving - Concrete / Brick Driveway	48x20x0			960	
	Qual	3	Cond 3	Year 2015	Eff Age 11		
	Valuation Summary		Modifier Total		RCN	Depr (63% Phys/ % Func)	RCNLD
Base Cost (4.09 x 960)		3,926			3,926	2,473	1,453
	SHDS	Yard Shed - Metal	6x10x8		Formed Metal	60	
	Qual	3	Cond 3	Year 2014	Eff Age 12		
	Valuation Summary		Modifier Total		RCN	Depr (46% Phys/ % Func)	RCNLD
Base Cost (28.95 x 60)		1,737			1,737	799	938