



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:00:01  
 Page 1

Assessment Data					Primary Image									
Account	300004962				<p>1070-00-086-008-0-001-00            2/25/2022            ACCT. #4962</p> <p>1 <span style="float: right;">2/28/2022</span></p>									
Parcel ID	1070-00-086-008-0-001-00													
Cadastral ID	1070-086-008-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	4											
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14453													
FIGUEROA, ALFREDO & MARIA FIGUEROA														
PO BOX 65 BUFFALO OK 73834-0000														
<b>Parcel Location</b>														
Situs	00512 SW SECOND ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0008 / 0086	Parcel Size	5 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG\MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
<b>Legal Description</b> Lat/Long: 36.82854028 -99.63801479														
MILLERS ADD. BLOCK 86 LOTS 8,10,12,14,16														
<b>Building Permits</b>														
<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										
<b>Exemptions</b>														
<b>Sale History</b>														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					691/112	MARTIN, MELVIN D.	07/08/2013	18,000	07					
					586/12	BARTLEY, SHERRY ANN	04/10/1993	1,000	U					
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap	0	Land Value	4,406	4,406	12%	529	Assessed	5,021	395.35					
Year Frozen		Improvements	51,789	37,434		4,492	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	56,195	41,840		5,021	Total Taxable	5,021	395.00					
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300004962	FIGUEROA, ALFREDO &	201	56,195	0	4,782	377.00							
2024	2024-300004962	FIGUEROA, ALFREDO &	201	61,716	0	4,554	371.00							
2023	2023-300004962	FIGUEROA, ALFREDO &	201	61,971	0	4,338	359.00							
2022	2022-300004962	FIGUEROA, ALFREDO &	201	34,423	0	4,131	340.00							
2021	2021-300004962	FIGUEROA, ALFREDO &	201	34,423	0	4,131	341.00							
2020	2020-300004962	FIGUEROA, ALFREDO &	201	34,423	0	4,131	340.00							
2019	2019-0004962	FIGUEROA, ALFREDO &	201	34,423		4,131	342.00							
2018	2018-0004962	FIGUEROA, ALFREDO &	201	34,266		4,112	341.00							
2017	2017-0004962	FIGUEROA, ALFREDO &	201	34,266		4,112	342.00							
2016	2016-0004962	FIGUEROA, ALFREDO &	201	34,266		4,112	350.00							
2015	2015-0004962	FIGUEROA, ALFREDO &	201	34,377		4,126	328.00							
2014	2014-0004962	FIGUEROA, ALFREDO &	201	36,334		4,360	349.00							
2013	2013-0004962	FIGUEROA, ALFREDO &	201	48,556		4,360	347.00							



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Date 02/06/2026  
 Time 07:00:01  
 Page 2

Lot Data		Square-Foot - BUFFALO ORIGMILLERS
Lot Size	125	x 117.5
Lot Count		
Units Buildable	4406	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	14,687.50 x .30 = 4,406	
Factor Value		
Adjustments		
Lot Value	4,406	



Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,316 / 1,974
Style	100% 1 1/2 Story Finished
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	1,316 Total, 1,316 Minimum
Garage Type	
Remodel	PARTIAL -
Year/Eff Age	1940 / 84

1 2/28/2022

GRM Approach	
GRM Code	
Gross Rent Indicated Value	

Multiple Regression	
MRA Code	
Adjusted 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	71.93	Total Misc Impr	+ 8,504
Roofing Adj	+ 2.72	Garage Cost	+ 203,831
Subfloor Adj	+ 0.00	Total RCN	= 163,065
Heat/Cool Adj	+ 1.73	Depreciation ( 80%)	- 0
Plumbing Adj	+ 3.24	Lump Sums	+ 40,766
Basement Adj	+ 19.34	RCNLD	= 4,406
Adj Base Cost	= 98.95	Lot Value	+ 45,172
Total Area	x 1,974	Indicated Value	= 22.88
Adjusted Cost	= 195,327	Value Per SqFt	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	40,766		
Lot Value	4,406		
Indicated Value	45,172	22.88	Per SqFt
Agland Value			
Site Improvements			
Total Value	45,172	22.88	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PACN	Paving - Concrete	0	8x8		64	7.58	485
PRCH	Slab Porch - Covered	2487	24x7		168	22.49	3,778
CPAT	Carport - Attached	2488	23x20		460	9.22	4,241



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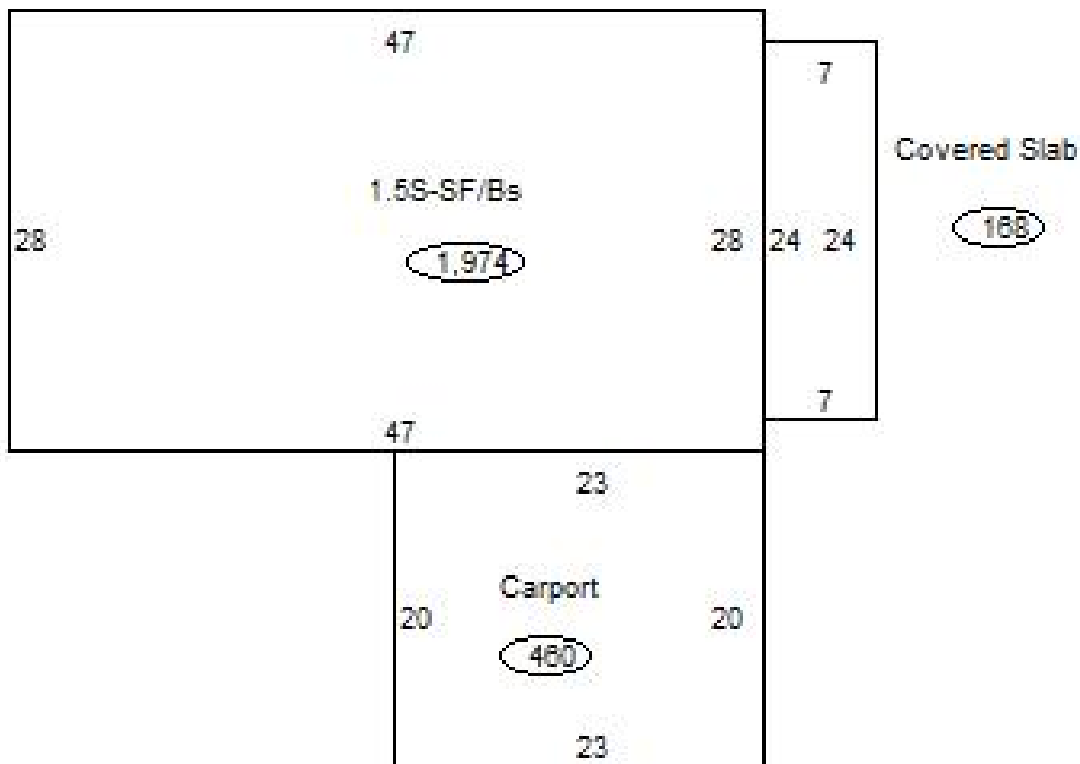
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Date 02/06/2026  
Time 07:00:01  
Page 3

Sketch Image

300004962



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Basement	20	1.5S-SF/Bs	1,316	1.500	1,974
2	M	PRCH		20	Covered Slab	168	1.000	168
3	M	CPAT		20	Carport	460	1.000	460
<b>Total Building Area</b>						1,316		1,974



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Date 02/06/2026  
 Time 07:00:01  
 Page 4

<b>Lot Data</b>	<b>Primary Image</b>
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities  Method Base Lot Value Factor Value Adjustments Lot Value	

<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	1 - Low
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	750 / 750
Style	100% One Story
HVAC	100% Floor Furnace
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	1935 / 109

<b>GRM Approach</b>
GRM Code
Gross Rent
Indicated Value

<b>Multiple Regression</b>
MRA Code
Adusted R
Indicated Value

<b>Direct Comparables</b>		
Selection Model	DEFAULT	DEFAULT SELECTION MODEL
Adjustment Model	DEFAULT	DEFAULT ADJUSTMENTS TABLE
Comparables		
Indicated Value		

<b>Cost Approach</b>		<b>Manual :</b>	
Base Cost	74.27	Total Misc Impr	+ 0
Roofing Adj	+ 3.64	Garage Cost	+ 0
Subfloor Adj	+ 2.30	Total RCN	= 65,910
Heat/Cool Adj	+ 1.29	Depreciation ( 80%)	- 52,728
Plumbing Adj	+ 6.38	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 13,182
Adj Base Cost	= 87.88	Lot Value	+ 13,182
Total Area	x 750	Indicated Value	= 13,182
Adjusted Cost	= 65,910	Value Per SqFt	17.58

<b>Value Reconciliation</b>			
Selected Approach	Cost Approach		
Improvements	13,182		
Lot Value			
Indicated Value	13,182	17.58	Per SqFt
Agland Value			
Site Improvements			
Total Value	13,182	17.58	Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



Harper

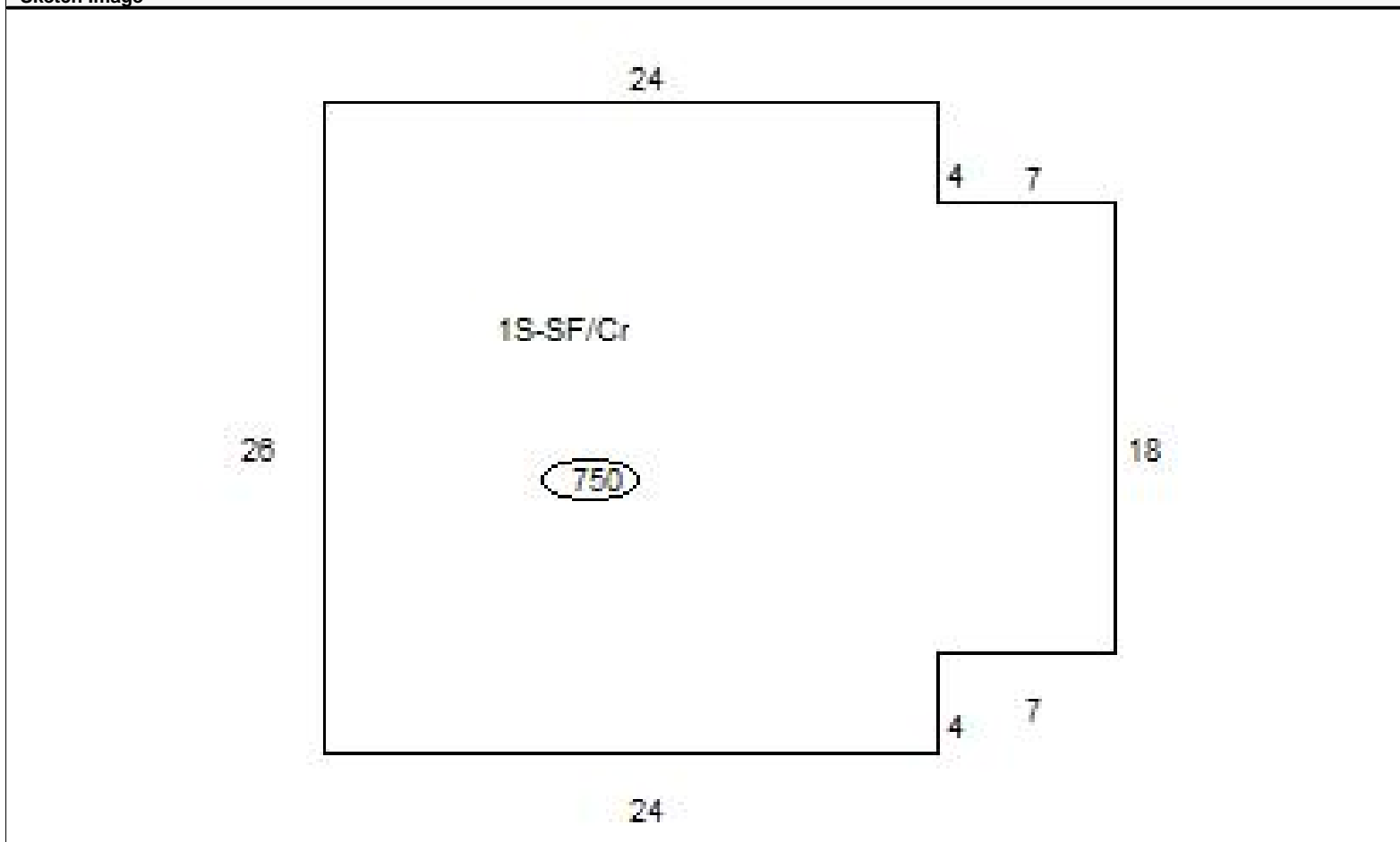
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Page 5

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	Crawl	13	1S-SF/Cr	750	1.000	750
<b>Total Building Area</b>						750		750