



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:00:03
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300004964 Parcel ID 1070-00-087-001-0-001-00 Cadastral ID 1070-087-001-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 4 Tax Area 201 - 4T-BUFFALO-C Name ID 25690 CHANCE, MICHAEL & KAREN RODRIGUEZ P.O. BOX 354 BUFFALO OK 73834- Parcel Location Situs 00503 SW SECOND ST Subdivision MILLER'S ADDN Lot/Block 0001 / 0087 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG\MILLERS School District 4-BUFFAL - 4-BUFFALO					<p>1070-00-087-001-0-001-00 2/25/2022 ACCT. # 4964</p> <p>1 2/28/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.82864054 -99.63701469 MILLERS ADD.. BLOCK 87 LOTS: 1,3 BOOK 787 PAGE 692																																																																																																																									
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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	50 x 117.5	<p>1070-00-087-001-0-001-00 2/25/2022 ACCT. # 4964</p>
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	

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	728 / 728
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	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	STANDARD -
Year/Eff Age	1946 / 62



1 2/28/2022

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	99.06	Total Misc Impr	+ 1,109
Roofing Adj	+ 4.90	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 91,010
Heat/Cool Adj	+ 10.77	Depreciation (63%)	- 57,336
Plumbing Adj	+ 8.76	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 33,674
Adj Base Cost	= 123.49	Lot Value	+ 1,763
Total Area	x 728	Indicated Value	= 35,437
Adjusted Cost	= 89,901	Value Per SqFt	48.68

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	33,674		
Lot Value	1,763		
Indicated Value	35,437	48.68	Per SqFt
Agland Value			
Site Improvements			
Total Value	35,437	48.68	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	2493	8x5		40	22.83		913
PATO	Slab Porch - Open	2494	5x4		20	9.78		196



Harper

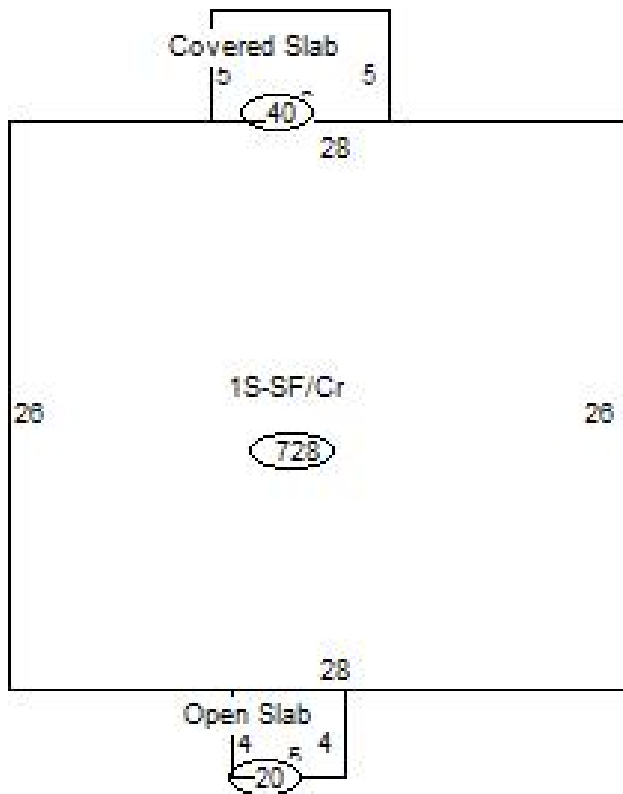
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Sketch Image

300004964



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1S-SF/Cr	728	1.000	728
2	M	PRCH		13	Covered Slab	40	1.000	40
3	M	PATO		13	Open Slab	20	1.000	20
Total Building Area						728		728