



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:00:12
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300004974 Parcel ID 1070-00-089-001-0-001-00 Cadastral ID 1070-089-001-00-0-001-00 Property Type REAL - Real Property Property Class UC VI Area 1 Tax Area 201 - 4T-BUFFALO-C Name ID 14458 MATA, FRANCISCO & MARIA A. MATA PO BOX 286 BUFFALO OK 73834-0000 Parcel Location Situs 00413 S HOY ST Subdivision MILLER'S ADDN Lot/Block 0001 / 0089 Parcel Size 1.29 - Acres Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					<p>1070-00-089-001-0-001-00 01/06/23</p> <p>1070-00-089-001-0-001-00_001.JPG 1/9/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.83841910 -99.63396503 MILLERS ADD. BLOCK 89 LOTS 1 THRU 16 & VACATED STREETS																																																																																																																									
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Lot Data	Primary Image
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres 1.29</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 182 TRACTS & ACREAGE</p> <p>Value Method Acre</p> <p>Base Lot Value 1.29 x 750.39 = 968</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 968</p>	
Cost Approach	
<p>Manual Date 07/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value</p> <p>Land Value 968</p> <p>Cost Approach Value 968</p>	<p>Image Information</p> <p>Image ID 24012</p> <p>Image Date 1/9/2023</p> <p>Name 001.JPG</p> <p>Description 1070-00-089-001-0-001-00_001.JPG</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value 968</p> <p>Total Appraised Value 968</p>