



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 300005023 Parcel ID 1070-00-105-002-0-001-00 Cadastral ID 1070-105-002-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 4 Tax Area 201 - 4T-BUFFALO-C Name ID 14487 RIOS, ERNESTO & ALEJANDRINA RIOS P O BOX 185 BUFFALO OK 73834-0000 Parcel Location Situs 00304 SW THIRD ST Subdivision MILLER'S ADDN Lot/Block 0002 / 0105 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO																																																																																																																									
Legal Description Lat/Long: 36.84029798 -99.62408859 MILLERS ADD. BLOCK 105 LOTS: 2-4-6; E 12' OF 1-3-5																																																																																																																									
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Lot Data		Square-Foot - BUFFALO ORIGMILLERS	
Lot Size	0	0	
Lot Count			
Units Buildable	2914		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	9,714.00 x .30 = 2,914		
Factor Value			
Adjustments			
Lot Value	2,914		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,656 / 1,656
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	704 Detached Garage - Unfinished
Remodel	PARTIAL -
Year/Eff Age	1943 / 63

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	68.37	Total Misc Impr	+ 434
Roofing Adj	+ 3.16	Garage Cost	+ 14,876
Subfloor Adj	+ 1.86	Total RCN	= 159,382
Heat/Cool Adj	+ 8.78	Depreciation (70%)	- 111,567
Plumbing Adj	+ 4.82	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 47,815
Adj Base Cost	= 87.00	Lot Value	+ 2,914
Total Area	x 1,656	Indicated Value	= 50,729
Adjusted Cost	= 144,072	Value Per SqFt	30.63

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	47,815		
Lot Value	2,914		
Indicated Value	50,729	30.63	Per SqFt
Agland Value			
Site Improvements	4,963		
Total Value	55,692	33.63	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	2604	6x4		24	18.07		434



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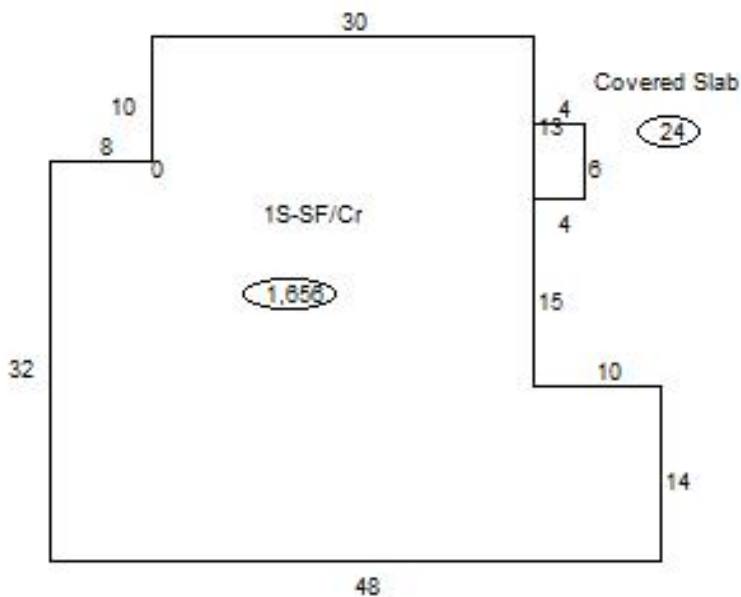
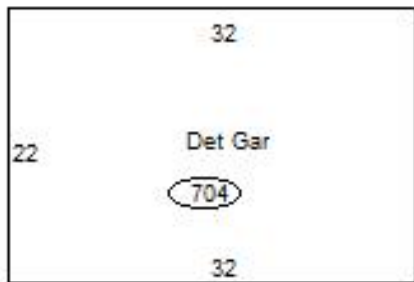
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Sketch Image

300005023



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	Covered Slab	24	1.000	24
2	R	1	Crawl	20	1S-SF/Cr	1,656	1.000	1,656
3	G	2		20	Det Gar	704	1.000	704
Total Building Area						1,656		1,656



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	30x12x10	Concrete	Formed Metal	360
	Qual 3	Cond 3	Year 2010	Eff Age 16		
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
	Base Cost (9.46 x 360)	3,406		3,406	2,044	1,362
	SHDS	Yard Shed - Metal	16x12x8		Formed Metal	192
	Qual 3	Cond 3	Year 2009	Eff Age 17		
			0			
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (54% Phys/ % Func)	RCNLD
	Base Cost (21.04 x 192)	4,040		4,040	2,182	1,858
	SHDS	Shed, Metal	10x14x8		Formed Metal	140
	Qual 4	Cond 3	Year 2003	Eff Age 23		
			0			
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
	Base Cost (24.17 x 140)	3,384		3,384	2,200	1,184
	PACN	Paving - Walkway Back to Garage	35x4x0			140
	Qual 3	Cond 3	Year 2000	Eff Age 26		
			0			
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (6.49 x 140)	909		909	727	182
	PACN	Paving - Concrete Drive	32x8x0			256
	Qual 3	Cond 3	Year 1970	Eff Age 56		
			0			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.82 x 256)	1,234		1,234	987	247
	PACN	Paving - Concrete Walk	30x3x0			90
	Qual 3	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (7.21 x 90)	649		649	519	130