



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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 Time 07:00:57  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300005027 <b>Parcel ID</b> 1070-00-105-018-0-001-00 <b>Cadastral ID</b> 1070-105-018-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 4 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 25709 KENT, RHETT ASHER & MISHELLE RIOS SALINAS  P.O. BOX 278 BUFFALO OK 73834-  <b>Parcel Location</b> <b>Situs</b> 00318 SW THIRD ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0018 / 0105 <b>Parcel Size</b> 4 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.84048074 -99.62421716 MILLERS ADD. BLOCK 105 LOTS: 18-20-22-24 BOOK 788 PAGE 469																																																																																																																									
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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	100 x 117.5	<p>1070-00-105-018-0-001-00 5027 02/25/2022</p>
Lot Count		
Units Buildable	3525	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	11,750.00 x .30 = 3,525	
Factor Value		
Adjustments		
Lot Value	3,525	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,448 / 1,448
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	500 Total, 500 Partition
Garage Type	
Remodel	
Year/Eff Age	1945 / 73



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	83.96	Total Misc Impr	+ 2,353
Roofing Adj	+ 4.00	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 171,349
Heat/Cool Adj	+ 10.77	Depreciation ( 72%)	- 123,371
Plumbing Adj	+ 4.40	Lump Sums	+ 0
Basement Adj	+ 13.57	RCNLD	= 47,978
Adj Base Cost	= 116.71	Lot Value	+ 3,525
Total Area	x 1,448	Indicated Value	= 51,503
Adjusted Cost	= 168,996	Value Per SqFt	35.57

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	47,978		
Lot Value	3,525		
Indicated Value	51,503	35.57	Per SqFt
Agland Value			
Site Improvements	16,570		
Total Value	68,073	47.01	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	2618	12x8		96	22.68		2,177
PATO	Slab Porch - Open	8328	6x3		18	9.78		176



Harper

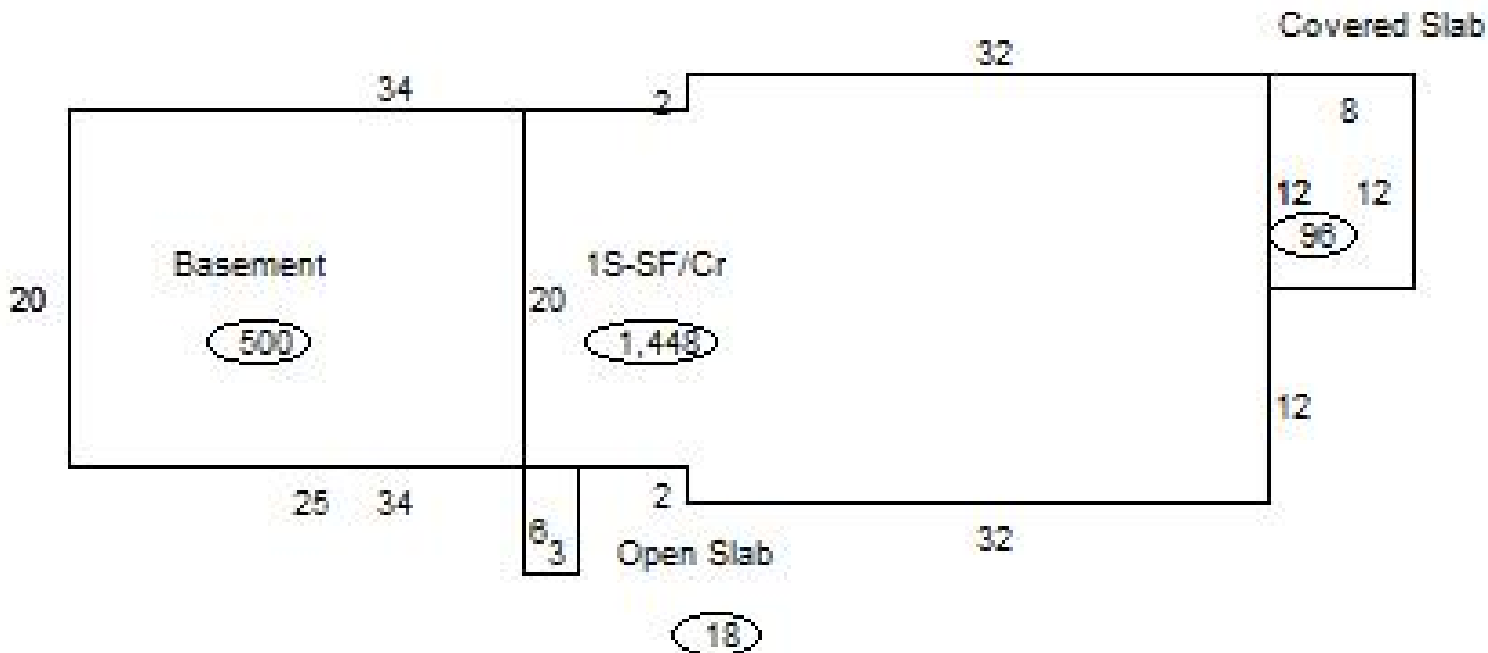
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	Covered Slab	96	1.000	96
2	R	1	Crawl	20	1S-SF/Cr	1,448	1.000	1,448
3	B			20	Basement	500	1.000	500
4	M	PATO		20	Open Slab	18	1.000	18
<b>Total Building Area</b>						1,448		1,448



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	40x25x10	Concrete	Formed Metal	1,000
	Qual 3	Cond 4	Year 2000	Eff Age 21		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (33.14 x 1,000)	33,140	33,140	16,570	16,570