



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 300005031 Parcel ID 1070-00-106-001-0-002-00 Cadastral ID 1070-106-001-00-0-002-00 Property Type REAL - Real Property Property Class UR VI Area 4 Tax Area 201 - 4T-BUFFALO-C Name ID 14495 GARCIA, JOSE L. & OLIVIA GARCIA 2510 3RD ST WOODWARD OK 73801- Parcel Location Situs 00303 SW THIRD ST Subdivision MILLER'S ADDN Lot/Block 0001 / 0106 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					<p>1 3/2/2022</p>																																																																																																																			
Legal Description Lat/Long: 36.83788948 -99.63165848 MILLERS ADD. BLOCK 106 LOTS: W 93' OF 1-3-5 BOOK 569 PAGE 159																																																																																																																								
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Lot Data		Square-Foot - BUFFALO ORIGMILLERS
Lot Size	75	x 93
Lot Count		
Units Buildable	2093	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	6,975.00 x .30 = 2,093	
Factor Value		
Adjustments		
Lot Value	2,093	



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,111 / 1,111
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	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	PARTIAL -
Year/Eff Age	1940 / 72

1 3/2/2022

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	90.99	Total Misc Impr	+ 4,780
Roofing Adj	+ 4.31	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 129,001
Heat/Cool Adj	+ 10.77	Depreciation (71%)	- 91,591
Plumbing Adj	+ 5.74	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 37,410
Adj Base Cost	= 111.81	Lot Value	+ 2,093
Total Area	x 1,111	Indicated Value	= 39,503
Adjusted Cost	= 124,221	Value Per SqFt	35.56

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	37,410		
Lot Value	2,093		
Indicated Value	39,503	35.56	Per SqFt
Agland Value			
Site Improvements	662		
Total Value	40,165	36.15	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PATO	Slab	2634	4x3		12	9.78	117
WODC	Wood Deck - Covered	2636	12x10	2023	120	38.86	4,663



Harper

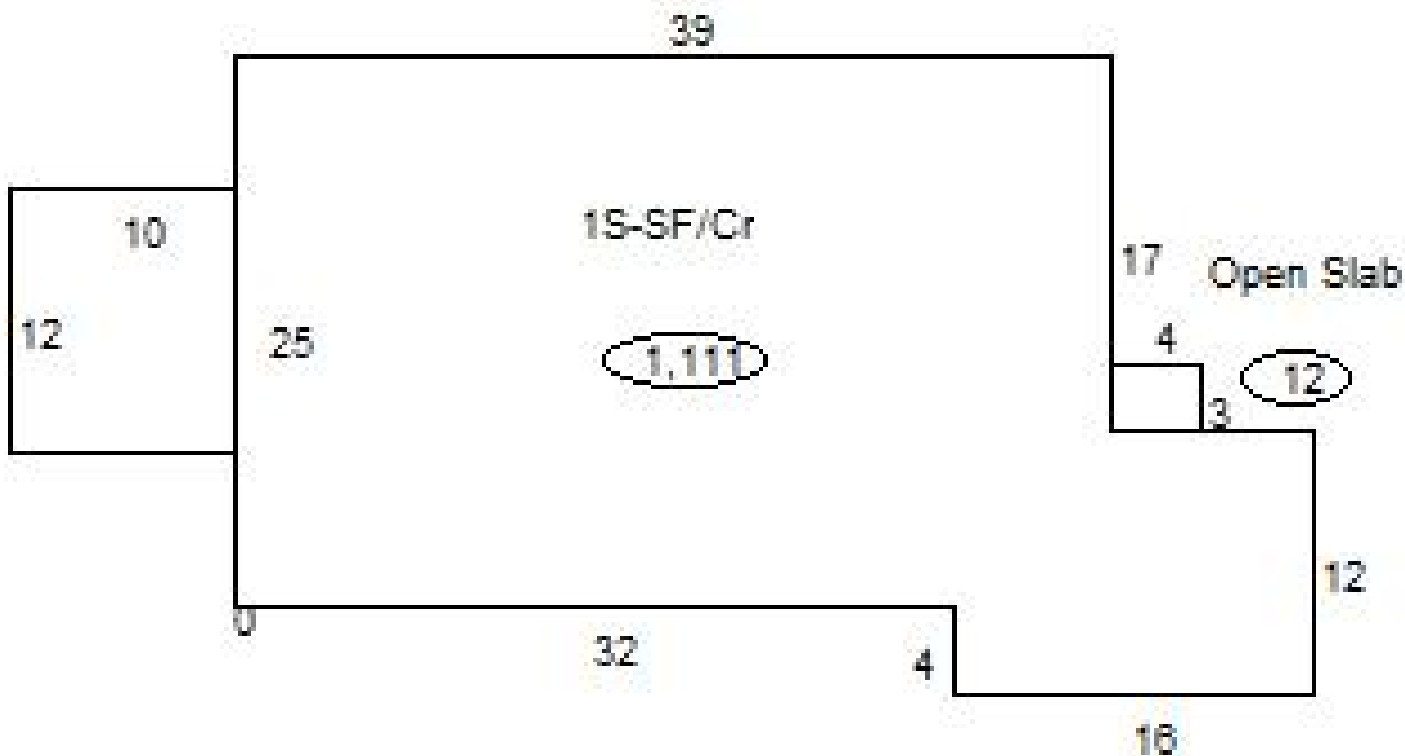
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Sketch Image

300005031



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Open Slab	12	1.000	12
2	R	1	Crawl	20	1S-SF/Cr	1,111	1.000	1,111
3	M	WODC		20	Wood Deck	120	1.000	120
Total Building Area						1,111		1,111



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	CPDT	Carport - Detached	20x18x10		Formed Metal	360		
	Qual	3	Cond	3	Year	2000	Eff Age	26
								0
								0
								0
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD		
		Base Cost (9.19 x 360)	3,308		3,308	2,646	662	