



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:01:19
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Assessment Data					Primary Image																																																																																																																				
Account 300005051 Parcel ID 1070-00-108-007-0-001-00 Cadastral ID 1070-108-007-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 4 Tax Area 201 - 4T-BUFFALO-C Name ID 25132 RUIZ, AUBRIANNA PAULE & ANGEL RUIZ PO BOX 5 BUFFALO OK 73834- Parcel Location Situs 00309 SW FIRST ST Subdivision MILLER'S ADDN Lot/Block 0007 / 0108 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO																																																																																																																									
Legal Description Lat/Long: 36.83228522 -99.61701906 MILLERS ADD. BLOCK 108 LOTS: 7-9-11																																																																																																																									
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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	75 x 135	
Lot Count		
Units Buildable	3038	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,125.00 x .30 = 3,038	
Factor Value		
Adjustments		
Lot Value	3,038	

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	806 / 806
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	806 Total, 406 Minimum, 400 Partition
Garage Type	
Remodel	
Year/Eff Age	1944 / 90



1 3/2/2022

Cost Approach		Manual :	
Base Cost	97.61	Total Misc Impr	+ 2,052
Roofing Adj	+ 4.73	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 128,062
Heat/Cool Adj	+ 10.77	Depreciation (80%)	- 102,450
Plumbing Adj	+ 7.91	Lump Sums	+ 0
Basement Adj	+ 35.32	RCNLD	= 25,612
Adj Base Cost	= 156.34	Lot Value	+ 3,038
Total Area	x 806	Indicated Value	= 28,650
Adjusted Cost	= 126,010	Value Per SqFt	35.55

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		

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	25,612	
Lot Value	3,038	
Indicated Value	28,650	35.55 Per SqFt
Agland Value		
Site Improvements	444	
Total Value	29,094	36.10 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	OPEN PORCH	2692	4x3		12	9.78		117
RSPC	Raised Slab Porch - Covered	8337	8x6		48	40.31		1,935



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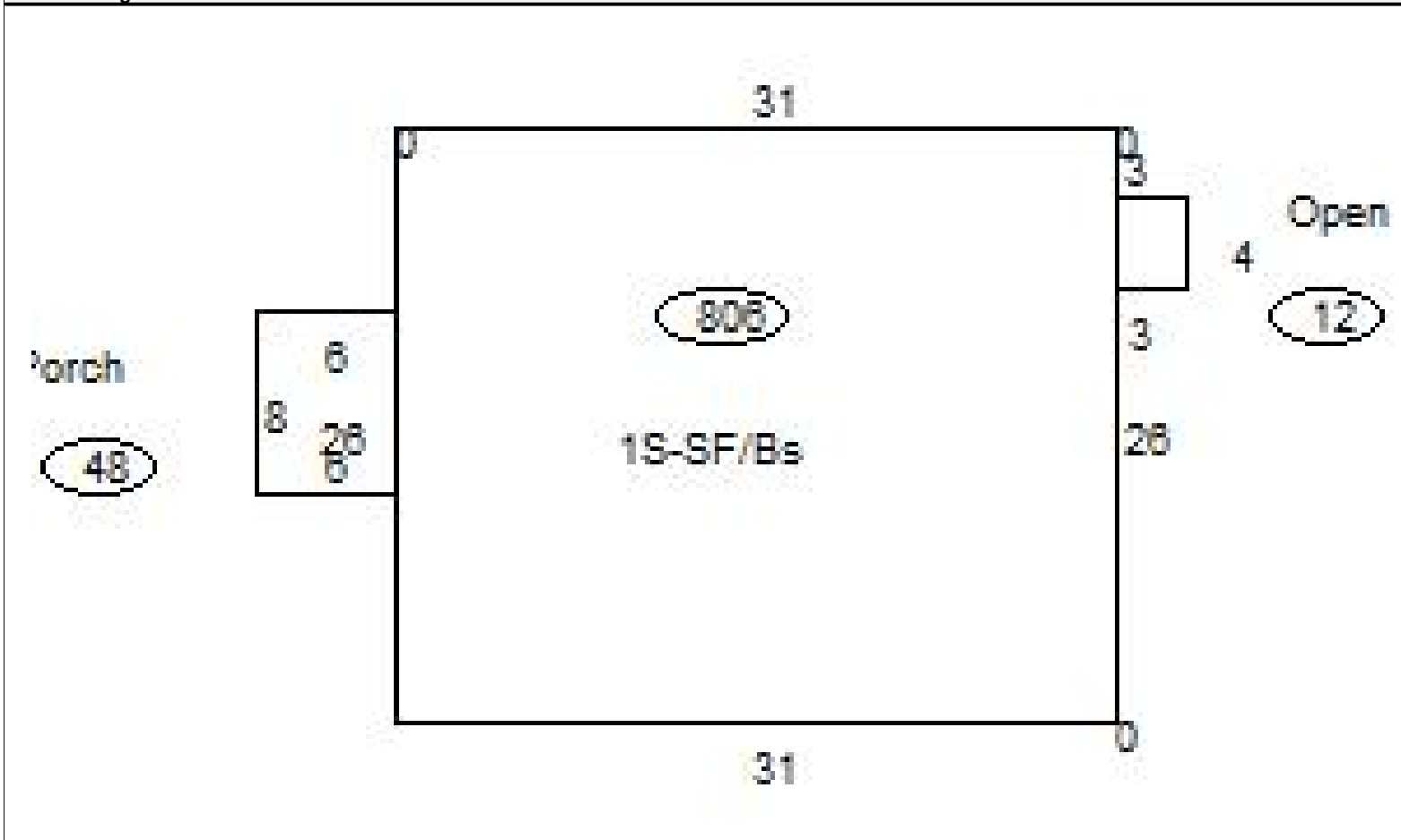
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Sketch Image

300005051



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	Basement	20	1S-SF/Bs	806	1.000	806
3	M	RSPC		20	Porch	48	1.000	48
Total Building Area						806		806



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	20x12x12		Galvanized Metal	240
	Qual	2	Cond 2	Year 1990	Eff Age 43	
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (9.26 x 240)	2,222		2,222	1,778
						444