



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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 Time 07:01:31  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300005064 <b>Parcel ID</b> 1070-00-109-017-0-010-00 <b>Cadastral ID</b> 1070-109-017-00-0-010-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UC VI Area 1 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 16344 LIRA, JENNA SIOUX & JOSE LIRA SOTO  1909 NORTH 193 RD BUFFALO OK 73834-8932  <b>Parcel Location</b> <b>Situs</b> 00321 S HOY ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0017 / 0109 <b>Parcel Size</b> 3 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO					<p>1070-00-109-017-0-010-00 01/06/23</p> <p>FRONT OF CAFE &amp; SIDEWALK 1/9/2023</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.83332119 -99.62981460 MILLERS ADD BLOCK 109 LOTS: 17-19-21 BOOK 780 PAGE 778 JTWD																																																																																																																									
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Lot Data	Primary Image	
<p>Lot Size 75 x 100</p> <p>Lot Count</p> <p>Units Buildable 6000</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 7 BUFFALOMILLERS COM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 7,500.00 x .80 = 6,000</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 6,000</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 1,830</p> <p>Total Base Value 285,315</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 285,315</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 71,329</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 71,329</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 6,042</p> <p>Total Improvement Value 77,371</p> <p>Land Value 6,000</p> <p>Cost Approach Value 83,371 45.56/SqFt</p>	<p>Image ID 24038</p> <p>Image Date 1/9/2023</p> <p>Name 002.JPG</p> <p>Description FRONT OF CAFE &amp; SIDEWALK</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy &amp; 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 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 6,042</p> <p>Land Value 6,000</p> <p>Total Appraised Value 83,371 45.56/SqFt</p>	



Harper

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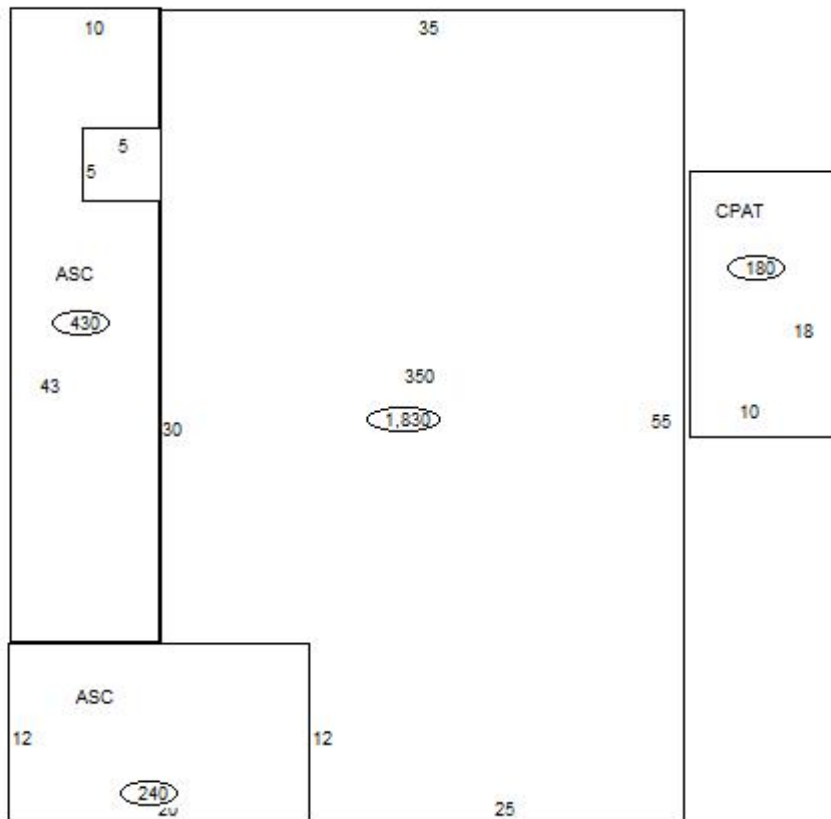
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Sketch Image

300005064



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	350		13	350	1,830	1.000	1,830
2	O	ASC		13	ASC	430	1.000	430
3	O	ASC		13	ASC	240	1.000	240
4	O	CPAT		13	CPAT	180	1.000	180
<b>Total Building Area</b>						1,830		1,830



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Account 300005064  
Parcel ID 1070-00-109-017-0-010-00  
Cadastral ID 1070-109-017-00-0-010-00

Tax Area Code 201  
Property Class UC  
Owners Name LIRA, JENNA SIOUX &

### Building Data

Building ID 491  
Building Sequence 1  
Occupancy 1 350 Restaurant 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 1,830  
Average Perimeter 190  
Number Of Storys 1.00  
Average Wall Ht 8.00  
Year Built 1970  
Effective Age 44  
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists  
Quality 3 - Average  
Condition 3.5 - Average  
Exterior Wall 1 - Adobe Block  
Heating/Cooling 8 - Warmed and Cooled Air  
Roof Type Gable  
Roof Cover Metal

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1  
Finish Area - 1  
Finish Code - 2  
Finish Area - 2

### Building Image

### Image Information

Image Name  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 1  
Zone Description VI AREA 1  
Base Cost 97.26  
Wall Cost 37.09  
HVAC Cost 21.56  
Basement Cost 0.00  
Total Base Cost 155.91  
Total Area 1,830  
Base RCN 285,315  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 285,315  
Physical Depreciation 75%  
Functional Depreciation  
Total Depreciation 75% (213,986)  
Total RCNLD 71,329  
Lump Sums  
Total Building Value 71,329 \$ 38.98 Per SqFt



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	ASC	Awing/Shelter/Carport	43x10x0		Formed Metal	430
	Qual	3	Cond 3	Year 1985	Eff Age 31	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
Base Cost (3.88 x 430)				1,668	1,334	334
	PACN	Paving - Concrete / FRONT SIDEWALK	24x6x0			144
	Qual	3	Cond 3	Year 1985	Eff Age 41	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
Base Cost (6.43 x 144)				926	741	185
	PAVA	Paving - Asphalt	158x68x0			10,744
	Qual	3	Cond 3	Year 1985	Eff Age 41	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
Base Cost (2.34 x 10,744)				25,141	20,113	5,028
	ASC	Awing/Shelter/Carport	20x12x0		Formed Metal	240
	Qual	3	Cond 3	Year 1985	Eff Age 31	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
Base Cost (3.88 x 240)				931	745	186
	CPAT	Carport - Attached	18x10x8		Concrete Formed Metal	180
	Qual	3	Cond 3	Year 1985	Eff Age 41	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
Base Cost (8.57 x 180)				1,543	1,234	309
<b>Total Site Improvement Value</b>						<b>6,042</b>