




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:01:33
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300005066 Parcel ID 1070-00-109-023-0-001-00 Cadastral ID 1070-109-023-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 201 - 4T-BUFFALO-C Name ID 24676 SALDANA, JOSE' G. & ROSA SALDANA PO BOX 204 BUFFALO OK 73834 Parcel Location Situs 00326 SW FIRST ST Subdivision MILLER'S ADDN Lot/Block 0023 / 0109 Parcel Size 4 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG\MILLERS School District 4-BUFFAL - 4-BUFFALO					 <p>1070-00-109-023-0-001-00_001.JPG 1/9/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.82760556 -99.62608250 MILLERS ADD. BLOCK 109 LOTS E 34' OF 23-25-27; ALL 24-26-28																																																																																																																									
Exemptions					Building Permits																																																																																																																				
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																	
Code	Type	Active	Maximum	Exemption																																																																																																																					
Number	Description	Opened	Closed	Amount																																																																																																																					
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>761/695</td> <td>CROUCH, LINDSAY</td> <td>05/10/2021</td> <td>32,000</td> <td>Q</td> </tr> <tr> <td>622/139</td> <td>JACKSON, WILMA L. ETVIR</td> <td>01/03/2007</td> <td>30,000</td> <td>Q</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	761/695	CROUCH, LINDSAY	05/10/2021	32,000	Q	622/139	JACKSON, WILMA L. ETVIR	01/03/2007	30,000	Q																																																																																							
Code	Type	Active	Maximum	Exemption																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
761/695	CROUCH, LINDSAY	05/10/2021	32,000	Q																																																																																																																					
622/139	JACKSON, WILMA L. ETVIR	01/03/2007	30,000	Q																																																																																																																					
Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>78.740</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2022</td> <td>Land Value 3,803</td> <td>3,803</td> <td>12%</td> <td>456</td> <td>Assessed</td> <td>4,113</td> <td>323.86</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements 30,471</td> <td>30,471</td> <td></td> <td>3,657</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 34,274</td> <td>34,274</td> <td></td> <td>4,113</td> <td>Total Taxable</td> <td>4,113</td> <td>324.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	Remove Cap	2022	Land Value 3,803	3,803	12%	456	Assessed	4,113	323.86	Year Frozen		Improvements 30,471	30,471		3,657	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 34,274	34,274		4,113	Total Taxable	4,113	324.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																																																																																																																	
Remove Cap	2022	Land Value 3,803	3,803	12%	456	Assessed	4,113	323.86																																																																																																																	
Year Frozen		Improvements 30,471	30,471		3,657	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																																																																																																	
TIF Project ID	0	Total Value 34,274	34,274		4,113	Total Taxable	4,113	324.00																																																																																																																	
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-300005066</td><td>SALDANA, JOSE' G. &</td><td>201</td><td>34,274</td><td>0</td><td>4,113</td><td>324.00</td></tr> <tr><td>2024</td><td>2024-300005066</td><td>SALDANA, JOSE' G. &</td><td>201</td><td>40,628</td><td>0</td><td>4,033</td><td>328.00</td></tr> <tr><td>2023</td><td>2023-300005066</td><td>SALDANA, JOSE' G. &</td><td>201</td><td>32,000</td><td>0</td><td>3,840</td><td>318.00</td></tr> <tr><td>2022</td><td>2022-300005066</td><td>SALDANA, JOSE' G. &</td><td>201</td><td>32,000</td><td>0</td><td>3,840</td><td>316.00</td></tr> <tr><td>2021</td><td>2021-300005066</td><td>SALDANA, JOSE' G. &</td><td>201</td><td>33,990</td><td>1000</td><td>3,044</td><td>251.00</td></tr> <tr><td>2020</td><td>2020-300005066</td><td>CROUCH, LINDSAY</td><td>201</td><td>33,990</td><td>1000</td><td>2,927</td><td>241.00</td></tr> <tr><td>2019</td><td>2019-0005066</td><td>CROUCH, LINDSAY</td><td>201</td><td>34,049</td><td></td><td>2,813</td><td>233.00</td></tr> <tr><td>2018</td><td>2018-0005066</td><td>CROUCH, LINDSAY</td><td>201</td><td>34,049</td><td></td><td>2,701</td><td>224.00</td></tr> <tr><td>2017</td><td>2017-0005066</td><td>CROUCH, LINDSAY</td><td>201</td><td>34,049</td><td></td><td>2,593</td><td>216.00</td></tr> <tr><td>2016</td><td>2016-0005066</td><td>CROUCH, LINDSAY</td><td>201</td><td>34,049</td><td></td><td>2,489</td><td>212.00</td></tr> <tr><td>2015</td><td>2015-0005066</td><td>CROUCH, LINDSAY</td><td>201</td><td>34,050</td><td></td><td>2,388</td><td>190.00</td></tr> <tr><td>2014</td><td>2014-0005066</td><td>CROUCH, LINDSAY</td><td>201</td><td>34,050</td><td></td><td>2,289</td><td>183.00</td></tr> <tr><td>2013</td><td>2013-0005066</td><td>CROUCH, LINDSAY</td><td>201</td><td>33,689</td><td></td><td>2,193</td><td>175.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-300005066	SALDANA, JOSE' G. &	201	34,274	0	4,113	324.00	2024	2024-300005066	SALDANA, JOSE' G. &	201	40,628	0	4,033	328.00	2023	2023-300005066	SALDANA, JOSE' G. &	201	32,000	0	3,840	318.00	2022	2022-300005066	SALDANA, JOSE' G. &	201	32,000	0	3,840	316.00	2021	2021-300005066	SALDANA, JOSE' G. &	201	33,990	1000	3,044	251.00	2020	2020-300005066	CROUCH, LINDSAY	201	33,990	1000	2,927	241.00	2019	2019-0005066	CROUCH, LINDSAY	201	34,049		2,813	233.00	2018	2018-0005066	CROUCH, LINDSAY	201	34,049		2,701	224.00	2017	2017-0005066	CROUCH, LINDSAY	201	34,049		2,593	216.00	2016	2016-0005066	CROUCH, LINDSAY	201	34,049		2,489	212.00	2015	2015-0005066	CROUCH, LINDSAY	201	34,050		2,388	190.00	2014	2014-0005066	CROUCH, LINDSAY	201	34,050		2,289	183.00	2013	2013-0005066	CROUCH, LINDSAY	201	33,689		2,193	175.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-300005066	SALDANA, JOSE' G. &	201	34,274	0	4,113	324.00																																																																																																																		
2024	2024-300005066	SALDANA, JOSE' G. &	201	40,628	0	4,033	328.00																																																																																																																		
2023	2023-300005066	SALDANA, JOSE' G. &	201	32,000	0	3,840	318.00																																																																																																																		
2022	2022-300005066	SALDANA, JOSE' G. &	201	32,000	0	3,840	316.00																																																																																																																		
2021	2021-300005066	SALDANA, JOSE' G. &	201	33,990	1000	3,044	251.00																																																																																																																		
2020	2020-300005066	CROUCH, LINDSAY	201	33,990	1000	2,927	241.00																																																																																																																		
2019	2019-0005066	CROUCH, LINDSAY	201	34,049		2,813	233.00																																																																																																																		
2018	2018-0005066	CROUCH, LINDSAY	201	34,049		2,701	224.00																																																																																																																		
2017	2017-0005066	CROUCH, LINDSAY	201	34,049		2,593	216.00																																																																																																																		
2016	2016-0005066	CROUCH, LINDSAY	201	34,049		2,489	212.00																																																																																																																		
2015	2015-0005066	CROUCH, LINDSAY	201	34,050		2,388	190.00																																																																																																																		
2014	2014-0005066	CROUCH, LINDSAY	201	34,050		2,289	183.00																																																																																																																		
2013	2013-0005066	CROUCH, LINDSAY	201	33,689		2,193	175.00																																																																																																																		



Harper

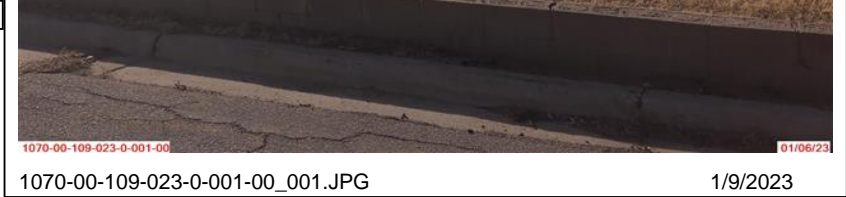
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:01:33
 Page 2

Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	0 0	<p>1070-00-109-023-0-001-00 01/06/23</p> <p>1070-00-109-023-0-001-00_001.JPG 1/9/2023</p>
Lot Count		
Units Buildable	3803	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	12,675.00 x .30 = 3,803	
Factor Value		
Adjustments		
Lot Value	3,803	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,197 / 1,197
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	616 Detached Garage - Unfinished
Remodel	PARTIAL -
Year/Eff Age	1940 / 84



1070-00-109-023-0-001-00_001.JPG 1/9/2023

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	86.52	Total Misc Impr	+ 5,111
Roofing Adj	+ 4.19	Garage Cost	+ 20,860
Subfloor Adj	+ 0.00	Total RCN	= 143,002
Heat/Cool Adj	+ 1.73	Depreciation (80%)	- 114,401
Plumbing Adj	+ 5.33	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 28,601
Adj Base Cost	= 97.77	Lot Value	+ 3,803
Total Area	x 1,197	Indicated Value	= 32,404
Adjusted Cost	= 117,031	Value Per SqFt	27.07

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	28,601		
Lot Value	3,803		
Indicated Value	32,404	27.07	Per SqFt
Agland Value			
Site Improvements	2,054		
Total Value	34,458	28.79	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
RSPC	Raised Slab Porch - Covered	2726	16x8		128	39.93	5,111



Harper

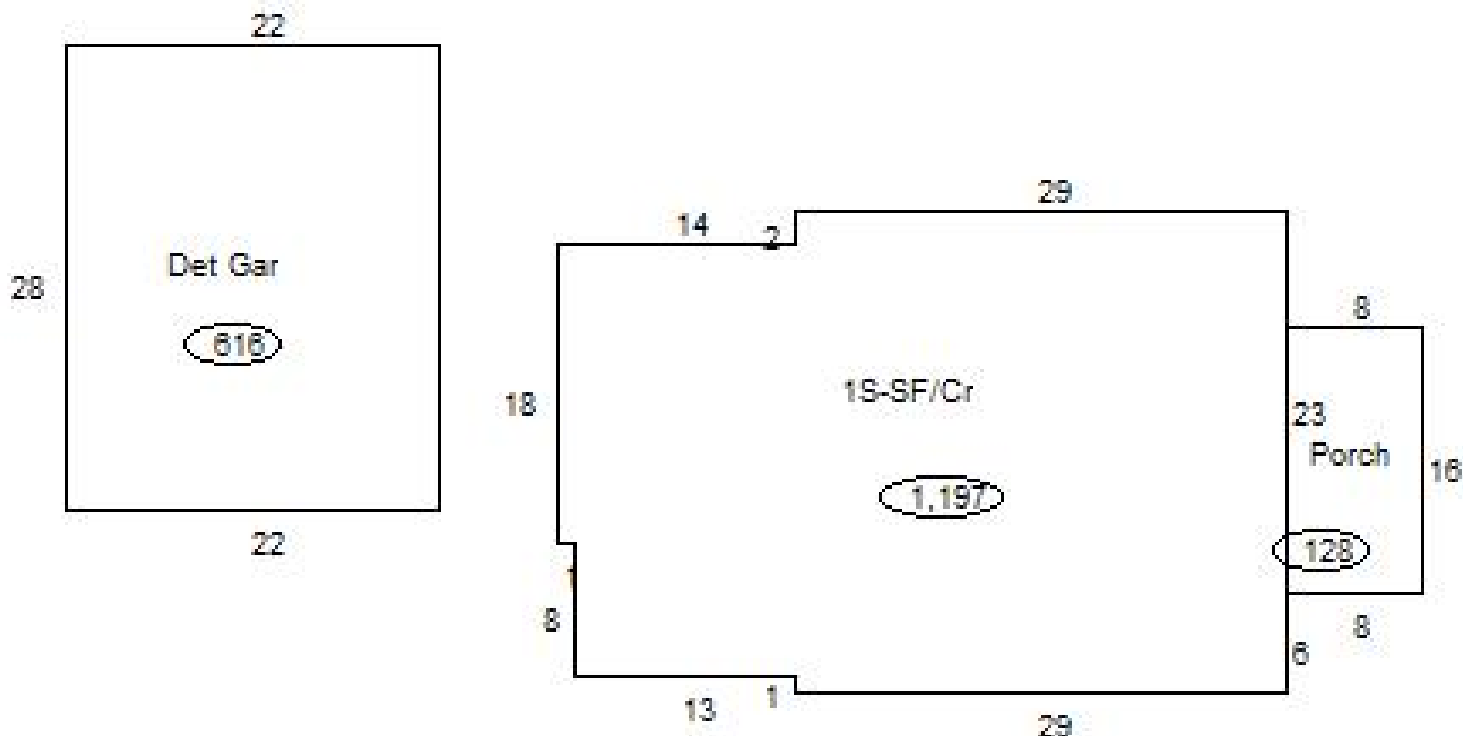
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:01:33
Page 3

Sketch Image

300005066



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	128	1.000	128
2	R	1	Crawl	20	1S-SF/Cr	1,197	1.000	1,197
3	G	2		20	Det Gar	616	1.000	616
Total Building Area						1,197		1,197



Harper




Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:01:33
Page 4

300005066

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PATC	Patio - Covered	14x20x8		Invalid Roofing Code	280
	Qual 3	Cond 3	Year 2000	Eff Age	26	
Valuation Summary		Modifier Total		RCN	Depr (72% Phys/ % Func)	RCNLD
Base Cost (13.04 x 280)		3,651		3,651	2,629	1,022
	SHDS	Yard Shed - Wood	8x8x6		Composition Shingle	64
	Qual 3	Cond 3	Year 2000	Eff Age	26	
Valuation Summary		Modifier Total		RCN	Depr (70% Phys/ 0% Func)	RCNLD
Base Cost (28.05 x 64)		1,795		1,795	1,257	538
	SHDS	Yard Shed - Wood	6x9x6		Composition Shingle	54
	Qual 3	Cond 3	Year 2000	Eff Age	26	
Valuation Summary		Modifier Total		RCN	Depr (70% Phys/ 0% Func)	RCNLD
Base Cost (30.52 x 54)		1,648		1,648	1,154	494