



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:01:48
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Assessment Data					Primary Image																																																																																																																				
Account 300005084 Parcel ID 1070-00-112-002-0-001-00 Cadastral ID 1070-112-002-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 4 Tax Area 201 - 4T-BUFFALO-C Name ID 14530 VELEZ, JOAQUIN & SAUL VELEZ PO BOX 754 BUFFALO OK 73834-0000 Parcel Location Situs 00202 SW FIRST ST Subdivision MILLER'S ADDN Lot/Block 0002 / 0112 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO																																																																																																																									
Legal Description Lat/Long: 36.83381983 -99.62838085																																																																																																																									
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Lot Data		Square-Foot - BUFFALO ORIGMILLERS	
Lot Size	0	0	
Lot Count			
Units Buildable	1763		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	5,876.00 x .30 =	1,763	
Factor Value			
Adjustments			
Lot Value	1,763		



Residential Data	
Type	1 Single Family Residence
Condition	3.2 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	955 / 955
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	660 Carport - Gable Roof
Remodel	ROOF -
Year/Eff Age	1941 / 57

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	93.93	Total Misc Impr	+ 17,661
Roofing Adj	+ 5.25	Garage Cost	+ 5,532
Subfloor Adj	+ 0.00	Total RCN	= 125,932
Heat/Cool Adj	+ 1.73	Depreciation (60%)	- 75,559
Plumbing Adj	+ 6.68	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 50,373
Adj Base Cost	= 107.58	Lot Value	+ 1,763
Total Area	x 955	Indicated Value	= 52,136
Adjusted Cost	= 102,739	Value Per SqFt	54.59

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	50,373		
Lot Value	1,763		
Indicated Value	52,136	54.59	Per SqFt
Agland Value			
Site Improvements	1,244		
Total Value	53,380	55.90	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	Fireplace - Residential 1 Story	0		1	1	4,783.32		4,783
PRCH	OPEN PORCH	2756	18x7		126	22.60		2,848
PRCH	Slab Porch - Covered	8346	33x14		462	21.71		10,030



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Wood	14x8x8		Composition Roll	112
	Qual	3	Cond 3	Year 2010	Eff Age 16	
		Valuation Summary	Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
		Base Cost (23.14 x 112)	2,592		2,592	1,348
						1,244