



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:01:52
 Page 1

Assessment Data					Primary Image																																																																																																																			
Account 300005088 Parcel ID 1070-00-113-001-0-001-00 Cadastral ID 1070-113-001-00-0-001-00 Property Type REAL - Real Property Property Class UC VI Area 4 Tax Area 201 - 4T-BUFFALO-C Name ID 14532 MATA, MARIA ANTOLINA SALDANA PO BOX 286 BUFFALO OK 73834-0000 Parcel Location Situs 00203 SW THIRD ST Subdivision MILLER'S ADDN Lot/Block 0001 / 0113 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					<p>1070-00-113-001-0-001-00 5088 02/25/2022</p> <p>1 8/11/2022</p>																																																																																																																			
Legal Description Lat/Long: 36.83198812 -99.62578077 MILLERS ADD BLOCK 113 LOTS: 1-3																																																																																																																								
Exemptions <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						Building Permits <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																																																																																																																				
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></td> <td>Land Value 1,763</td> <td>1,763</td> <td>12%</td> <td>212</td> <td>Assessed</td> <td>3,612</td> <td>284.41</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements 37,882</td> <td>28,331</td> <td></td> <td>3,400</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 39,645</td> <td>30,094</td> <td></td> <td>3,612</td> <td>Total Taxable</td> <td>3,612</td> <td>284.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	Remove Cap		Land Value 1,763	1,763	12%	212	Assessed	3,612	284.41	Year Frozen		Improvements 37,882	28,331		3,400	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 39,645	30,094		3,612	Total Taxable	3,612	284.00	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>649/495</td> <td>CENICEROS, FELIX &</td> <td>05/28/2009</td> <td>1,500</td> <td>16</td> </tr> <tr> <td>607/502</td> <td>ZANDER, DONALD ESTATE</td> <td>10/20/2005</td> <td>1,500</td> <td>V</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	649/495	CENICEROS, FELIX &	05/28/2009	1,500	16	607/502	ZANDER, DONALD ESTATE	10/20/2005	1,500	V																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																																																																																																																
Remove Cap		Land Value 1,763	1,763	12%	212	Assessed	3,612	284.41																																																																																																																
Year Frozen		Improvements 37,882	28,331		3,400	Penalty	0																																																																																																																	
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																																																																																																
TIF Project ID	0	Total Value 39,645	30,094		3,612	Total Taxable	3,612	284.00																																																																																																																
Bk/Pg	Grantor	Date	Price	Code																																																																																																																				
649/495	CENICEROS, FELIX &	05/28/2009	1,500	16																																																																																																																				
607/502	ZANDER, DONALD ESTATE	10/20/2005	1,500	V																																																																																																																				
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>2025-300005088</td><td>MATA, MARIA ANTOLINA SALDANA</td><td>201</td><td>39,645</td><td>0</td><td>3,439</td><td>271.00</td></tr> <tr><td>2024</td><td>2024-300005088</td><td>MATA, MARIA ANTOLINA SALDANA</td><td>201</td><td>38,237</td><td>0</td><td>3,276</td><td>267.00</td></tr> <tr><td>2023</td><td>2023-300005088</td><td>MATA, MARIA ANTOLINA SALDANA</td><td>201</td><td>37,782</td><td>0</td><td>3,120</td><td>258.00</td></tr> <tr><td>2022</td><td>2022-300005088</td><td>MATA, MARIA ANTOLINA SALDANA</td><td>201</td><td>24,760</td><td>0</td><td>2,972</td><td>244.00</td></tr> <tr><td>2021</td><td>2021-300005088</td><td>MATA, MARIA ANTOLINA SALDANA</td><td>201</td><td>24,760</td><td>0</td><td>2,972</td><td>245.00</td></tr> <tr><td>2020</td><td>2020-300005088</td><td>MATA, MARIA ANTOLINA SALDANA</td><td>201</td><td>24,760</td><td>0</td><td>2,972</td><td>245.00</td></tr> <tr><td>2019</td><td>2019-0005088</td><td>MATA, MARIA ANTOLINA SALDANA</td><td>201</td><td>24,760</td><td></td><td>2,972</td><td>246.00</td></tr> <tr><td>2018</td><td>2018-0005088</td><td>MATA, MARIA ANTOLINA SALDANA</td><td>201</td><td>24,760</td><td></td><td>2,972</td><td>246.00</td></tr> <tr><td>2017</td><td>2017-0005088</td><td>MATA, MARIA ANTOLINA SALDANA</td><td>201</td><td>24,760</td><td></td><td>2,972</td><td>247.00</td></tr> <tr><td>2016</td><td>2016-0005088</td><td>MATA, MARIA ANTOLINA SALDANA</td><td>201</td><td>24,760</td><td></td><td>2,972</td><td>253.00</td></tr> <tr><td>2015</td><td>2015-0005088</td><td>MATA, MARIA ANTOLINA SALDANA</td><td>201</td><td>24,832</td><td></td><td>2,980</td><td>237.00</td></tr> <tr><td>2014</td><td>2014-0005088</td><td>MATA, MARIA ANTOLINA SALDANA</td><td>201</td><td>24,832</td><td></td><td>2,980</td><td>239.00</td></tr> <tr><td>2013</td><td>2013-0005088</td><td>MATA, MARIA ANTOLINA SALDANA</td><td>201</td><td>21,147</td><td></td><td>2,539</td><td>202.00</td></tr> </tbody> </table>									Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-300005088	MATA, MARIA ANTOLINA SALDANA	201	39,645	0	3,439	271.00	2024	2024-300005088	MATA, MARIA ANTOLINA SALDANA	201	38,237	0	3,276	267.00	2023	2023-300005088	MATA, MARIA ANTOLINA SALDANA	201	37,782	0	3,120	258.00	2022	2022-300005088	MATA, MARIA ANTOLINA SALDANA	201	24,760	0	2,972	244.00	2021	2021-300005088	MATA, MARIA ANTOLINA SALDANA	201	24,760	0	2,972	245.00	2020	2020-300005088	MATA, MARIA ANTOLINA SALDANA	201	24,760	0	2,972	245.00	2019	2019-0005088	MATA, MARIA ANTOLINA SALDANA	201	24,760		2,972	246.00	2018	2018-0005088	MATA, MARIA ANTOLINA SALDANA	201	24,760		2,972	246.00	2017	2017-0005088	MATA, MARIA ANTOLINA SALDANA	201	24,760		2,972	247.00	2016	2016-0005088	MATA, MARIA ANTOLINA SALDANA	201	24,760		2,972	253.00	2015	2015-0005088	MATA, MARIA ANTOLINA SALDANA	201	24,832		2,980	237.00	2014	2014-0005088	MATA, MARIA ANTOLINA SALDANA	201	24,832		2,980	239.00	2013	2013-0005088	MATA, MARIA ANTOLINA SALDANA	201	21,147		2,539	202.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																	
2025	2025-300005088	MATA, MARIA ANTOLINA SALDANA	201	39,645	0	3,439	271.00																																																																																																																	
2024	2024-300005088	MATA, MARIA ANTOLINA SALDANA	201	38,237	0	3,276	267.00																																																																																																																	
2023	2023-300005088	MATA, MARIA ANTOLINA SALDANA	201	37,782	0	3,120	258.00																																																																																																																	
2022	2022-300005088	MATA, MARIA ANTOLINA SALDANA	201	24,760	0	2,972	244.00																																																																																																																	
2021	2021-300005088	MATA, MARIA ANTOLINA SALDANA	201	24,760	0	2,972	245.00																																																																																																																	
2020	2020-300005088	MATA, MARIA ANTOLINA SALDANA	201	24,760	0	2,972	245.00																																																																																																																	
2019	2019-0005088	MATA, MARIA ANTOLINA SALDANA	201	24,760		2,972	246.00																																																																																																																	
2018	2018-0005088	MATA, MARIA ANTOLINA SALDANA	201	24,760		2,972	246.00																																																																																																																	
2017	2017-0005088	MATA, MARIA ANTOLINA SALDANA	201	24,760		2,972	247.00																																																																																																																	
2016	2016-0005088	MATA, MARIA ANTOLINA SALDANA	201	24,760		2,972	253.00																																																																																																																	
2015	2015-0005088	MATA, MARIA ANTOLINA SALDANA	201	24,832		2,980	237.00																																																																																																																	
2014	2014-0005088	MATA, MARIA ANTOLINA SALDANA	201	24,832		2,980	239.00																																																																																																																	
2013	2013-0005088	MATA, MARIA ANTOLINA SALDANA	201	21,147		2,539	202.00																																																																																																																	



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:01:52
 Page 2

Lot Data	Primary Image
<p>Lot Size 50 x 117.5</p> <p>Lot Count</p> <p>Units Buildable 1763</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 4 BUFFALO ORIGMILLERS</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 5,875.00 x .30 = 1,763</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 1,763</p>	
<p>Cost Approach</p>	
<p>Manual Date 07/2025</p> <p>Total Building Area 960</p> <p>Total Base Value 148,886</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 148,886</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 29,777</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 29,777</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 5,714</p> <p>Total Improvement Value 35,491</p> <p>Land Value 1,763</p> <p>Cost Approach Value 37,254 38.81/SqFt</p>	<p>Image Information</p> <p>Image ID 21051</p> <p>Image Date 8/11/2022</p> <p>Name 5088_1.JPG</p> <p>Description 1</p>
<p>Income Approach</p>	<p>Value Reconciliation</p>
<p>Potential Gross Income (PGI)</p> <p>Vacancy & 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 5,714</p> <p>Land Value 1,763</p> <p>Total Appraised Value 37,254 38.81/SqFt</p>



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

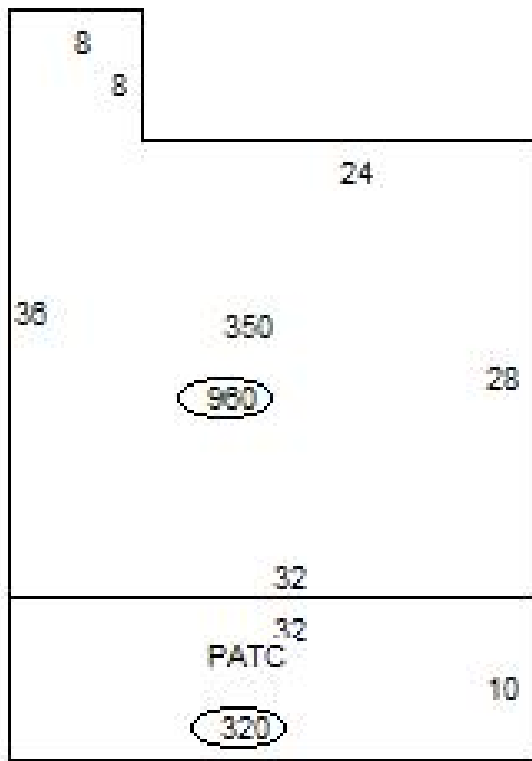
Date 02/06/2026

Time 07:01:52

Page 3

Sketch Image

300005088



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	350		20	350	960	1.000	960
2	O	PRCH		20	PATC	320	1.000	320
Total Building Area						960		960



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:01:52
Page 4

Account 300005088
Parcel ID 1070-00-113-001-0-001-00
Cadastral ID 1070-113-001-00-0-001-00

Tax Area Code 201
Property Class UC
Owners Name MATA, MARIA ANTOLINA SALDANA

Building Data

Building ID 412
Building Sequence 1
Occupancy 1 350 Restaurant 100%
Occupancy 2
Occupancy 3
Total Floor Area 960
Average Perimeter 136
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 1950
Effective Age 76
Construction Class 1 - Residential Stud Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 87 - Stud Hardboard Siding
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Gable
Roof Cover Composition

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 4
Zone Description VI AREA 4
Base Cost 98.17
Wall Cost 35.36
HVAC Cost 21.56
Basement Cost 0.00
Total Base Cost 155.09
Total Area 960
Base RCN 148,886
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 148,886
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (119,109)
Total RCNLD 29,777
Lump Sums
Total Building Value 29,777 \$ 31.02 Per SqFt



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026

Time 07:01:52

Page 5

300005088

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PRCH	Slab Porch - Covered	32x10x6		Composition Roll	320
	Qual 3	Cond 3	Year 2020	Eff Age	6	
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (22.08 x 320)				7,066	2,332	4,734
	PACN	Paving - Concrete/ PARKING LOT	28x24x0			672
	Qual 3	Cond 3	Year 2014	Eff Age	12	
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (4.13 x 672)				2,775	1,915	860
	PACN	Paving - Concrete / CEMENT SLAB	6x6x0			36
	Qual 2	Cond 2	Year 1950	Eff Age	91	
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (7.12 x 36)				256	205	51
	PACN	Paving - Concrete / SIDE SLAB	10x5x0			50
	Qual 2	Cond 2	Year 1950	Eff Age	91	
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (6.94 x 50)		0		347	278	69
Total Site Improvement Value						5,714