



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:02:00
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Assessment Data					Primary Image																																																																																																																				
Account 300005097 Parcel ID 1070-00-114-002-0-001-00 Cadastral ID 1070-114-002-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 4 Tax Area 201 - 4T-BUFFALO-C Name ID 12850 MATA, FRANCISCO & MARIA MATA PO BOX 286 BUFFALO, OK 73834-0000 Parcel Location Situs 00304 SW THIRD ST Subdivision MILLER'S ADDN Lot/Block 0002 / 0114 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO																																																																																																																									
Legal Description Lat/Long: 36.83173535 -99.62921325 MILLERS ADD. BLOCK 114, LOTS: 2-4-6																																																																																																																									
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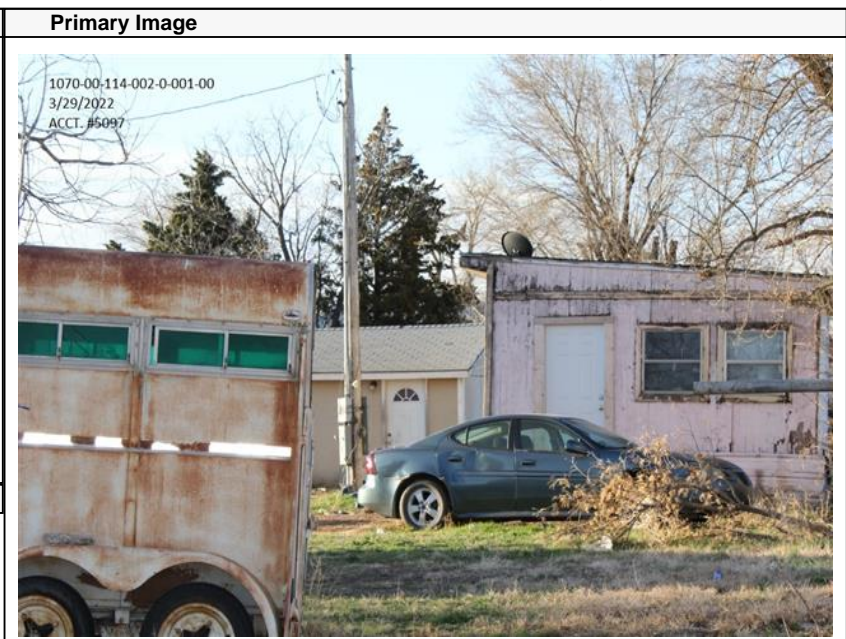
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Lot Data		Square-Foot - BUFFALO ORIGMILLERS	
Lot Size	75	x	117.5
Lot Count			
Units Buildable	2644		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	8,812.50 x .30 = 2,644		
Factor Value			
Adjustments			
Lot Value	2,644		



HOUSE 3/30/2022

Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	1 - Low
Architecture	TRAD TRADITIONAL
Style	100% Garage Conversion
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	196 / 196
Style	100% Garage Conversion
HVAC	1 Wall Air Conditioners (Count)
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1995 / 43

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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	8,399		
Lot Value	2,644		
Indicated Value	11,043	56.34	Per SqFt
Agland Value			
Site Improvements	11,229		
Total Value	22,272	113.63	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	60.70	Total Misc Impr	+ 0
Roofing Adj	+ 3.71	Garage Cost	+ 0
Subfloor Adj	+ 2.36	Total RCN	= 17,871
Heat/Cool Adj	+ 0.00	Depreciation (53%)	- 9,472
Plumbing Adj	+ 24.40	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 8,399
Adj Base Cost	= 91.18	Lot Value	+ 2,644
Total Area	x 196	Indicated Value	= 11,043
Adjusted Cost	= 17,871	Value Per SqFt	56.34

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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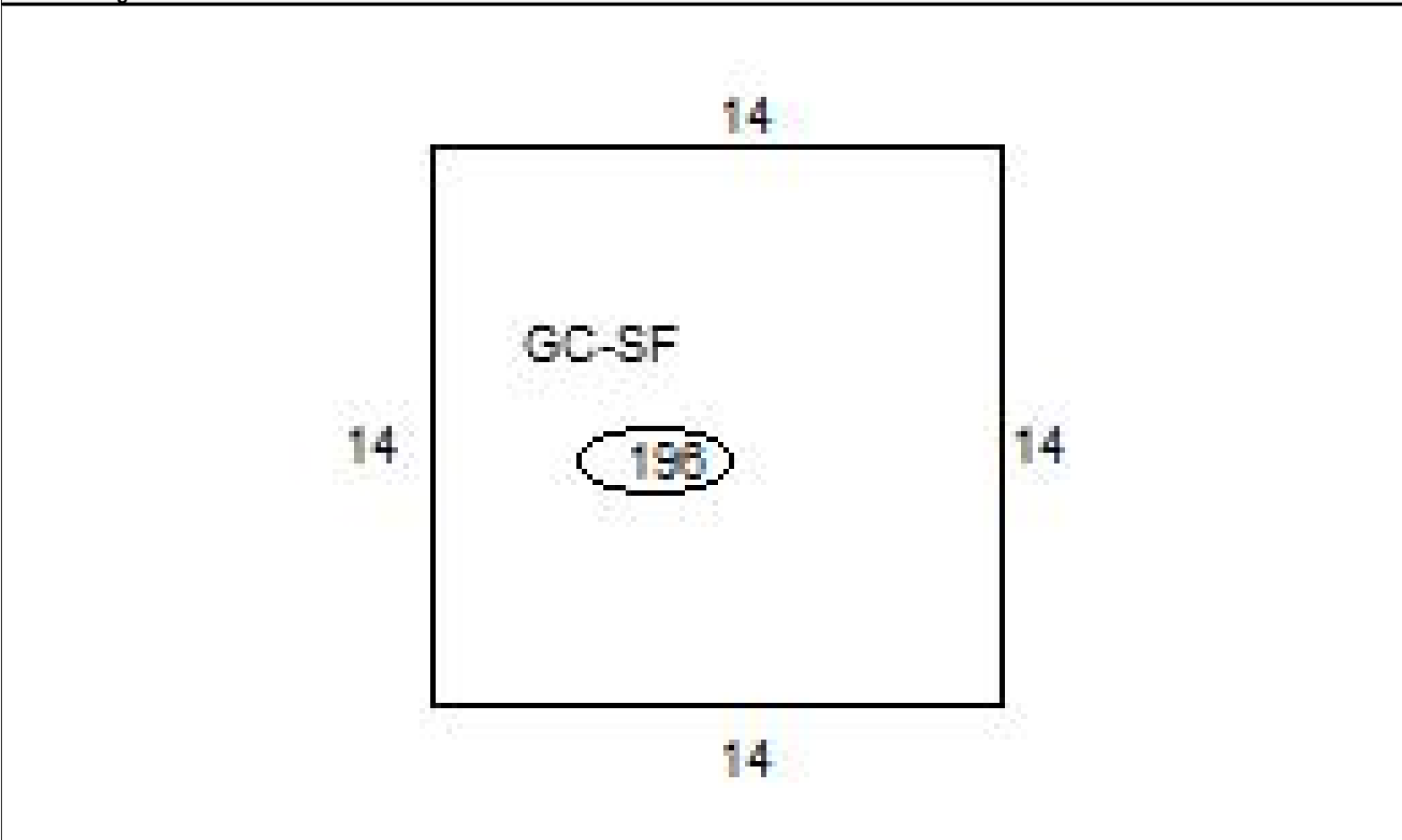
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Sketch Image

300005097



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	22		13	GC-SF	196	1.000	196
Total Building Area						196		196



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GRDT	Garage - Detached	21x18x10		Formed Metal	378	
	Qual	3	Cond 3	Year 2011	Eff Age 15		
	Valuation Summary			Modifier Total	RCN	Depr (34% Phys/ % Func)	RCNLD
		Base Cost (39.02 x 378)	14,750		14,750	5,015	9,735
	PACN	Paving - Concrete	23x23x0			529	
	Qual	2	Cond 2	Year 2011	Eff Age 18		
	Valuation Summary			Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (3.71 x 529)	1,963		1,963	1,570	393
	CPDT	Carport - Detached	40x16x10		Galvanized Metal	640	
	Qual	2	Cond 2	Year 2005	Eff Age 25		
	Valuation Summary			Modifier Total	RCN	Depr (79% Phys/ % Func)	RCNLD
		Base Cost (8.19 x 640)	5,242		5,242	4,141	1,101