



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300005182 <b>Parcel ID</b> 1070-00-132-007-0-001-00 <b>Cadastral ID</b> 1070-132-007-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 1 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 24279 FIGUEROA, ALFREDO & MARIA FIGUEROA  PO BOX 65 BUFFALO OK 73834  <b>Parcel Location</b> <b>Situs</b> 00318 SE FOURTH ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0007 / 0132 <b>Parcel Size</b> 5 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO					<p>1070-00-132-007-0-001-00 01/18/23</p> <p>1070-00-132-007-0-001-00_002.JPG 1/18/2023</p>																																																																																																																				
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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	125 x 100	<p>1070-00-132-007-0-001-00_002.JPG 1/18/2023</p>
Lot Count		
Units Buildable	3750	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	12,500.00 x .30 = 3,750	
Factor Value		
Adjustments		
Lot Value	3,750	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRADs
Style	100% One Story
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Wood
Base/Total Area	1,598 / 1,598
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	2 Composition Roll
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	STANDARD -
Year/Eff Age	1940 / 84

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	87.80	Total Misc Impr	+ 13,399
Roofing Adj	+ 3.09	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 182,228
Heat/Cool Adj	+ 10.77	Depreciation ( 80%)	- 145,782
Plumbing Adj	+ 3.99	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 36,446
Adj Base Cost	= 105.65	Lot Value	+ 3,750
Total Area	x 1,598	Indicated Value	= 40,196
Adjusted Cost	= 168,829	Value Per SqFt	25.15

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	36,446	
Lot Value	3,750	
Indicated Value	40,196	25.15 Per SqFt
Agland Value		
Site Improvements	816	
Total Value	41,012	25.66 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	2900	12x7	1940	84	40.14		3,372
WODO	OPEN PORCH	2901	60	1995	60	24.80		1,488
WODO	Wood Deck - Open	2902	20x10	1995	200	18.78		3,756
FPR1	Fireplace - Residential 1 Story		1	1995	1	4,783.32		4,783



Harper

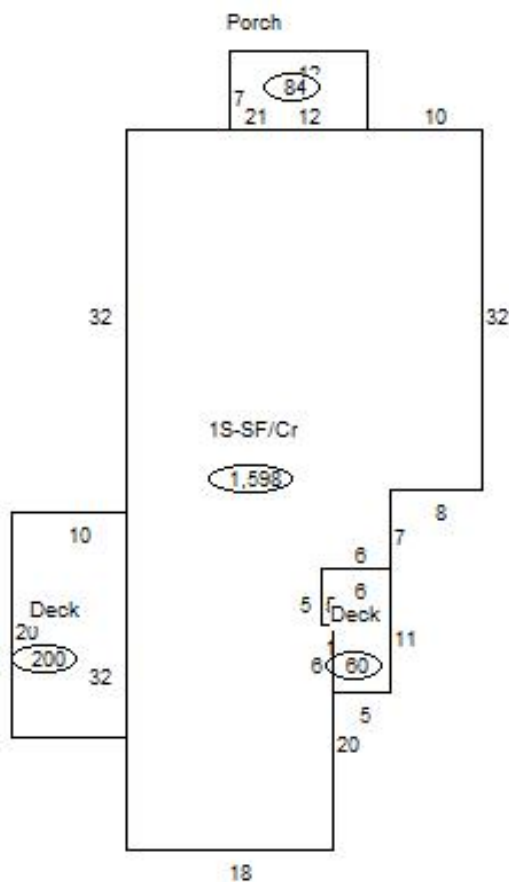
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,598	1.000	1,598
2	M	RSPC		20	Porch	84	1.000	84
3	M	WODO		20	Deck	60	1.000	60
4	M	WODO		20	Deck	200	1.000	200
<b>Total Building Area</b>						1,598		1,598



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Wood	12x10x6		Composition Shingle	120
	Qual	3	Cond 3	Year 2000	Eff Age 26	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (22.67 x 120)	2,720		2,720	1,904
						816