



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:04:01
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Assessment Data					Primary Image														
Account 300005244 Parcel ID 1070-00-149-021-0-001-00 Cadastral ID 1070-149-021-00-0-001-00 Property Type REAL - Real Property Property Class UC VI Area 2 Tax Area 201 - 4T-BUFFALO-C Name ID 14611 FLORES, RAMON & BENITA FLORES P O BOX 751 BUFFALO OK 73834-0000 Parcel Location Situs 00111 E TURNER ST Subdivision MILLER'S ADDN Lot/Block 0021 / 0149 Parcel Size 5 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					<p>1070-00-149-021-0-001-00 02/22/24</p> <p>REPAIR SHOP 2/23/2024</p>														
Legal Description Lat/Long: 36.83473911 -99.62813596																			
MILLER'S ADD. BLOCK 149 LOTS 21 THRU 25					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					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					517/818	CATLIN, OPAL	08/31/1996	8,000	Q										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax										
Remove Cap		Land Value	10,000	5,609	12%	673	Assessed	2,932	230.87										
Year Frozen		Improvements	51,405	18,822		2,259	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	61,405	24,431		2,932	Total Taxable	2,932	231.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-300005244	FLORES, RAMON &			201	61,405	0	2,792	220.00										
2024	2024-300005244	FLORES, RAMON &			201	61,973	0	2,660	217.00										
2023	2023-300005244	FLORES, RAMON &			201	53,270	0	2,533	210.00										
2022	2022-300005244	FLORES, RAMON &			201	40,815	0	2,412	198.00										
2021	2021-300005244	FLORES, RAMON &			201	40,852	0	2,297	190.00										
2020	2020-300005244	FLORES, RAMON &			201	40,157	0	2,188	180.00										
2019	2019-0005244	FLORES, RAMON &			201	42,267		2,083	173.00										
2018	2018-0005244	FLORES, RAMON &			201	42,267		1,985	165.00										
2017	2017-0005244	FLORES, RAMON &			201	40,064		1,891	157.00										
2016	2016-0005244	FLORES, RAMON &			201	37,789		1,541	131.00										
2015	2015-0005244	FLORES, RAMON &			201	35,689		1,467	116.00										
2014	2014-0005244	FLORES, RAMON &			201	34,914		1,397	112.00										
2013	2013-0005244	FLORES, RAMON &			201	49,024		1,330	106.00										



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Lot Data	Primary Image	
<p>Lot Size 125 x 100</p> <p>Lot Count</p> <p>Units Buildable 10000</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 7 BUFFALOMILLERS COM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 12,500.00 x .80 = 10,000</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 10,000</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 2,446</p> <p>Total Base Value 250,642</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 250,642</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 50,128</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 50,128</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 50,128</p> <p>Land Value 10,000</p> <p>Cost Approach Value 60,128 24.58/SqFt</p>	<p>Image ID 28522</p> <p>Image Date 2/23/2024</p> <p>Name 001.JPG</p> <p>Description REPAIR SHOP</p>	
Income Approach	Value Reconciliation	
<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</p> <p>Land Value 10,000</p> <p>Total Appraised Value 60,128 24.58/SqFt</p>	



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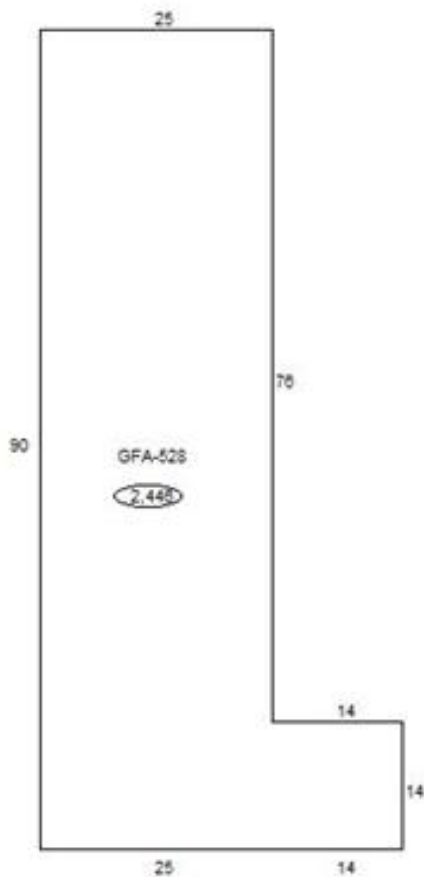
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Sketch Image

300005244



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	528		20	GFA-528	2,446	1.000	2,446
Total Building Area						2,446		2,446



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Account 300005244
Parcel ID 1070-00-149-021-0-001-00
Cadastral ID 1070-149-021-00-0-001-00

Tax Area Code 201
Property Class UC
Owners Name FLORES, RAMON &

Building Data

Building ID 75
Building Sequence 1
Occupancy 1 528 Service Repair Garage 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,446
Average Perimeter 258
Number Of Storys 1.00
Average Wall Ht 19.00
Year Built 1954
Effective Age 79
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists
Quality 2.5 - Fair
Condition 2.5 - Fair
Exterior Wall 21 - Hollow Clay Block
Heating/Cooling 15 - No HVAC
Roof Type Flat
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 2
Zone Description VI AREA 2
Base Cost 47.64
Wall Cost 54.83
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 102.47
Total Area 2,446
Base RCN 250,642
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 250,642
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (200,514)
Total RCNLD 50,128
Lump Sums
Total Building Value 50,128 \$ 20.49 Per SqFt