



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:04:54
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Assessment Data					Primary Image																																																																																																																				
Account 300005307 Parcel ID 1070-00-165-018-0-001-00 Cadastral ID 1070-165-018-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 201 - 4T-BUFFALO-C Name ID 25175 FAVELA, JUAN MANUEL AND ISABEL FAVELA 19035 US HIGHWAY 64 WEST P O BOX 722 BUFFALO OK 73834-																																																																																																																									
Parcel Location Situs 00206 NW THIRD ST Subdivision MILLER'S ADDN Lot/Block 0018 / 0165 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO																																																																																																																									
Legal Description Lat/Long: 36.83850607 -99.62390455					HOUSE 2/11/2025																																																																																																																				
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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	50 x 117.5	
Lot Count		
Units Buildable	1763	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	5,875.00 x .30 = 1,763	
Factor Value		
Adjustments		
Lot Value	1,763	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3.25 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	825 / 825
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 78

HOUSE 2/11/2025

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	26,699		
Lot Value	1,763		
Indicated Value	28,462	34.50	Per SqFt
Agland Value			
Site Improvements	1,502		
Total Value	29,964	36.32	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	99.70	Total Misc Impr	+ 11,310
Roofing Adj	+ 5.91	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 106,796
Heat/Cool Adj	+ 1.85	Depreciation (75%)	- 80,097
Plumbing Adj	+ 8.29	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 26,699
Adj Base Cost	= 115.74	Lot Value	+ 1,763
Total Area	x 825	Indicated Value	= 28,462
Adjusted Cost	= 95,486	Value Per SqFt	34.50

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	Enclosed Porch - Solid Wall	3083	23x7	2009	161	62.02		9,985
EPSW	Enclosed Porch - Solid Wall	13372	7x3	1940	21	63.08		1,325



Harper

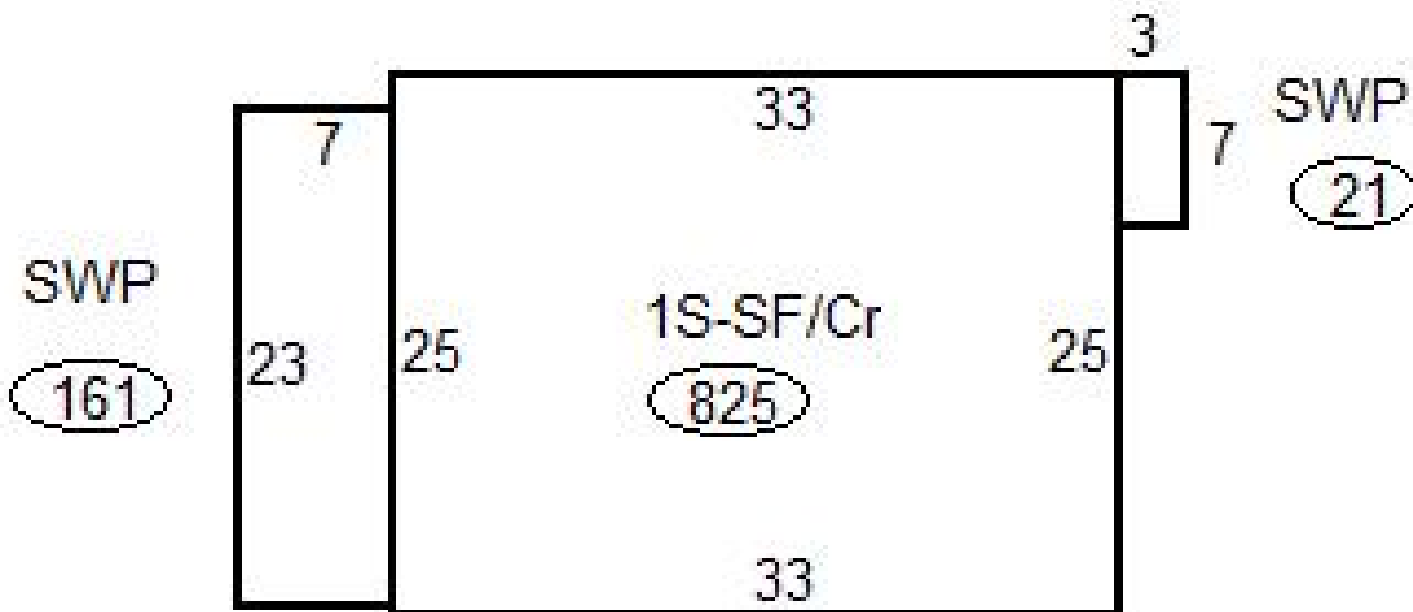
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Sketch Image

300005307



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	825	1.000	825
2	M	EPSW		20	SWP	161	1.000	161
3	M	EPSW		20	SWP	21	1.000	21
Total Building Area						825		825



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	16x10x6	Dirt	Composition Roll	160
	Qual	3	Cond 3	Year 2010	Eff Age 16	
		Valuation Summary	Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
		Base Cost (17.43 x 160)	2,789		2,789	1,450
	PACN	Paving - Concrete / SIDEWALK	30x4x0	Concrete		120
	Qual	3	Cond 3	Year 1940	Eff Age 86	
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (6.78 x 120)	814		814	651