



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:05:04
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Assessment Data					Primary Image									
Account	300005319				<p>HOUSE 2/11/2025</p>									
Parcel ID	1070-00-167-002-0-001-00													
Cadastral ID	1070-167-002-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	3											
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14658													
IRION, RICKY L.														
P O BOX 702 BUFFALO OK 73834-0000														
Parcel Location														
Situs	00222 NW FIRST ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0002 / 0167	Parcel Size	3 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.83094506 -99.62745527														
MILLERS ADD. BLOCK 167 LOTS 2,4,6														
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														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	IRION, RICKY L.													
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap	Land Value	2,644	2,644	12%	317	Assessed	6,559	516.46						
Year Frozen	Improvements	61,002	52,018		6,242	Penalty	0							
Uncapped Value	Mobile Home	0	0		0	Exemption	1,000	-78.00						
TIF Project ID	Total Value	63,646	54,662		6,559	Total Taxable	5,559	438.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005319	IRION, RICKY L.	201	63,646	1000	5,368	423.00							
2024	2024-300005319	IRION, RICKY L.	201	70,006	1000	5,183	422.00							
2023	2023-300005319	IRION, RICKY L.	201	66,328	1000	5,003	414.00							
2022	2022-300005319	IRION, RICKY L.	201	57,389	1000	4,828	397.00							
2021	2021-300005319	IRION, RICKY L.	201	47,669	1000	4,658	385.00							
2020	2020-300005319	IRION, RICKY L.	201	47,669	1000	4,493	370.00							
2019	2019-0005319	IRION, RICKY L.	201	47,669		4,334	359.00							
2018	2018-0005319	IRION, RICKY L.	201	47,669		4,178	346.00							
2017	2017-0005319	IRION, RICKY L.	201	47,669		4,028	335.00							
2016	2016-0005319	IRION, RICKY L.	201	47,669		3,881	330.00							
2015	2015-0005319	IRION, RICKY L.	201	47,821		3,739	297.00							
2014	2014-0005319	IRION, RICKY L.	201	47,821		3,601	289.00							
2013	2013-0005319	IRION, RICKY L.	201	53,347		3,467	276.00							




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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	2644	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	8,814.00 x .30 = 2,644	
Factor Value		
Adjustments		
Lot Value	2,644	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,337 / 1,337
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	308 Total, 308 Partition
Garage Type	
Remodel	
Year/Eff Age	1950 / 76

HOUSE 2/11/2025

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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	43,028		
Lot Value	2,644		
Indicated Value	45,672	34.16	Per SqFt
Agland Value			
Site Improvements	18,477		
Total Value	64,149	47.98	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	87.47	Total Misc Impr	+ 4,665
Roofing Adj	+ 4.08	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 165,493
Heat/Cool Adj	+ 10.77	Depreciation (74%)	- 122,465
Plumbing Adj	+ 4.77	Lump Sums	+ 0
Basement Adj	+ 13.20	RCNLD	= 43,028
Adj Base Cost	= 120.29	Lot Value	+ 2,644
Total Area	x 1,337	Indicated Value	= 45,672
Adjusted Cost	= 160,828	Value Per SqFt	34.16

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	3122	329	2010	329	13.11		4,313
PATO	Raised Slab Porch - Open	3124	9x4	2000	36	9.78		352



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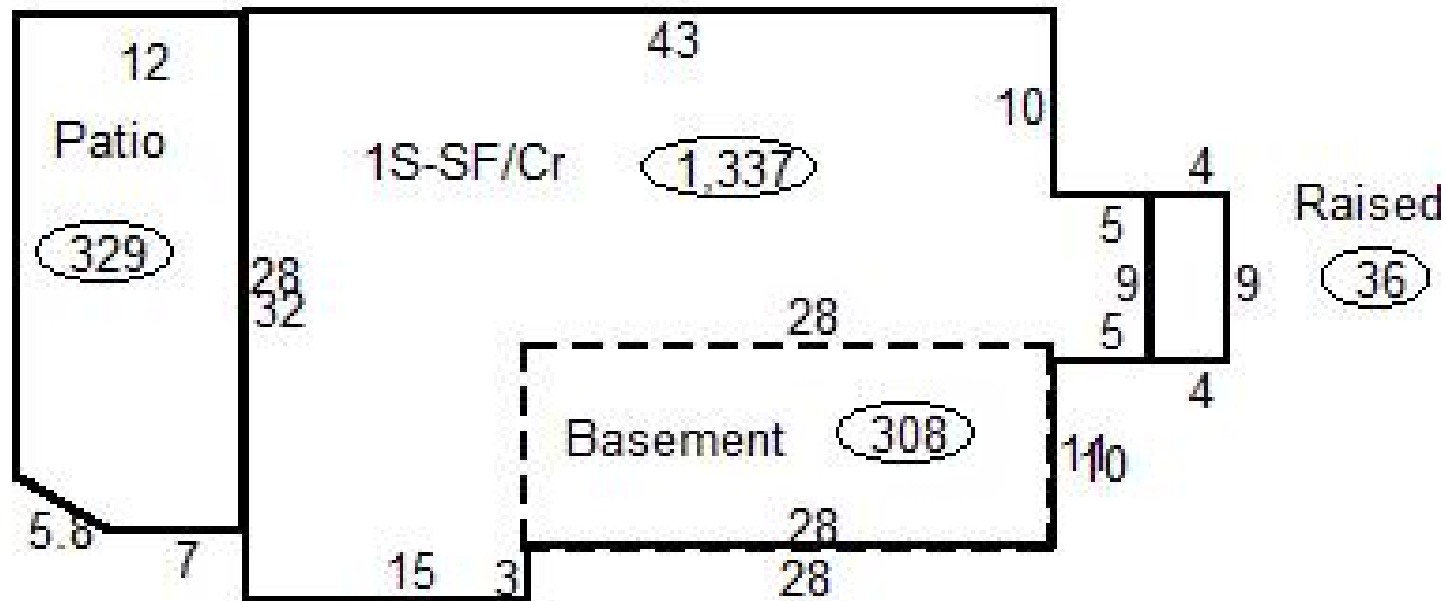
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATC		20	Patio	329	1.000	329
2	B			20	Basement	308	1.000	308
3	M	PATO		20	Raised Slab	36	1.000	36
4	R	1	Crawl	20	1S-SF/Cr	1,337	1.000	1,337
Total Building Area						1,337		1,337



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PACN	Paving - Concrete under Carport Entry	38x32x0	Concrete		1,216	
	Qual	3	Cond 3	Year 2010	Eff Age 16		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (4.05 x 1,216)	4,925		4,925	3,940	985
	GRDT	Garage - Detached	28x10x6	Concrete	Composition Roll	280	
	Qual	3	Cond 3	Year 2010	Eff Age 16		
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD	
		Base Cost (42.19 x 280)	11,813		11,813	4,371	7,442
	GRDT	Garage - Detached	20x12x6	Concrete	Composition Roll	240	
	Qual	3	Cond 3	Year 2010	Eff Age 16		
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD	
		Base Cost (45.08 x 240)	10,819		10,819	4,003	6,816
	CPDT	Carport - Detached	38x18x8	Concrete	Composition Roll	684	
	Qual	3	Cond 3	Year 2010	Eff Age 16		
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD	
		Base Cost (7.74 x 684)	5,294		5,294	3,176	2,118
	SHDS	Shed - Small	10x10x6	Dirt	Composition Roll	100	
	Qual	3	Cond 3	Year 2010	Eff Age 16		
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD	
		Base Cost (19.86 x 100)	1,986		1,986	1,033	953
	PACN	Paving - Concrete / SIDEWALK	30x3x0	Concrete		90	
	Qual	4	Cond 4	Year 1950	Eff Age 61		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (9.04 x 90)	814		814	651	163