




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:05:09
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Assessment Data					Primary Image																																																																																																																				
Account 300005325 Parcel ID 1070-00-167-020-0-002-00 Cadastral ID 1070-167-020-00-0-002-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 201 - 4T-BUFFALO-C Name ID 14661 RUIZ, ESMERALDA MATA PO BOX 123 BUFFALO OK 73834-0000 Parcel Location Situs 00204 NW FIRST ST Subdivision MILLER'S ADDN Lot/Block 0020 / 0167 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG\MILLERS School District 4-BUFFAL - 4-BUFFALO					 <p>HOUSE 2/11/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.83610805 -99.63260031 MILLERS ADD. BLOCK 167 LOTS S2 20 ALL 22-24 BOOK 751 page 231																																																																																																																									
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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	62.5 x 117.5	
Lot Count		
Units Buildable	2203	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	7,343.75 x .30 = 2,203	
Factor Value		
Adjustments		
Lot Value	2,203	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.75 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	992 / 1,488
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
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	1945 / 81

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	30,548		
Lot Value	2,203		
Indicated Value	32,751	22.01	Per SqFt
Agland Value			
Site Improvements	6,969		
Total Value	39,720	26.69	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	73.41	Total Misc Impr	+ 9,449
Roofing Adj	+ 3.30	Garage Cost	+
Subfloor Adj	+ 0.35	Total RCN	= 145,467
Heat/Cool Adj	+ 10.27	Depreciation (79%)	- 114,919
Plumbing Adj	+ 4.09	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 30,548
Adj Base Cost	= 91.41	Lot Value	+ 2,203
Total Area	x 1,488	Indicated Value	= 32,751
Adjusted Cost	= 136,018	Value Per SqFt	22.01

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	3143	16x8	1990	128	38.12		4,879
EPSW	Enclosed Porch - Solid Wall	3144	10x8	1990	80	57.12		4,570



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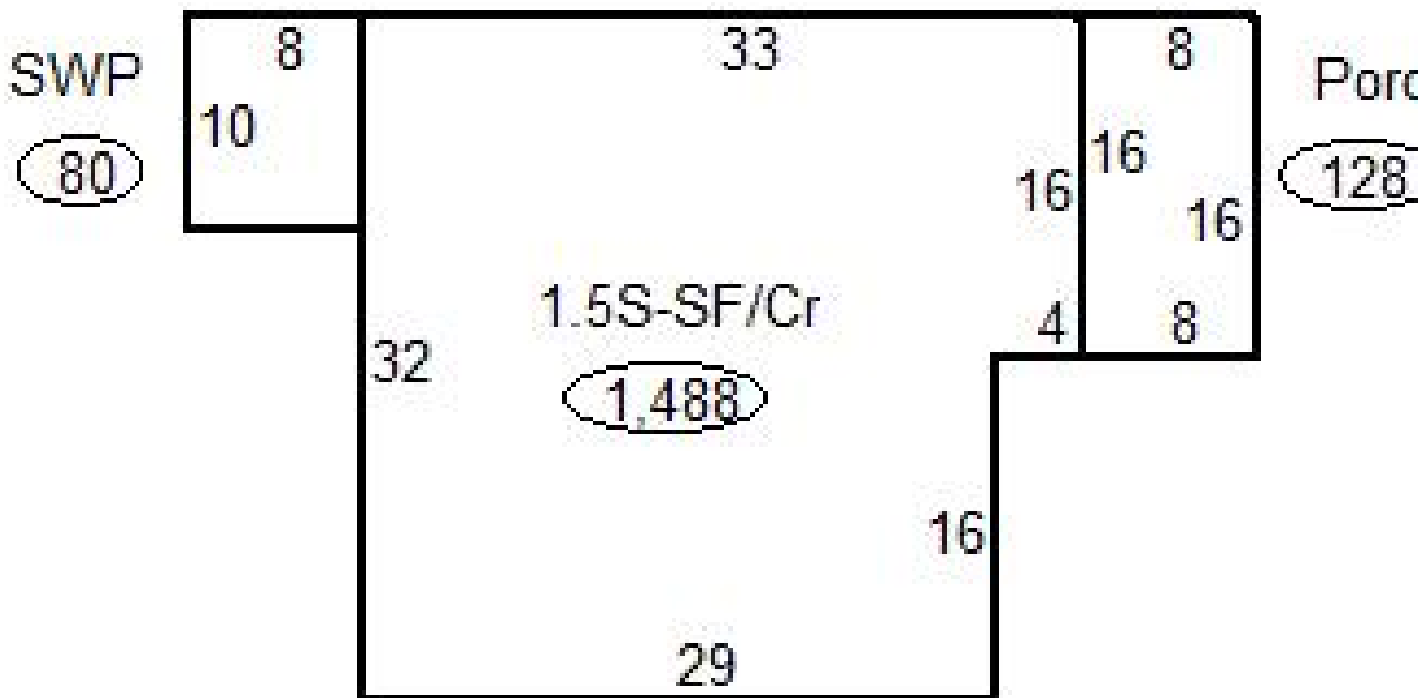
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Sketch Image

300005325



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	20	1.5S-SF/Cr	992	1.500	1,488
2	M	RSPC		20	Porch	128	1.000	128
3	M	EPSW		20	SWP	80	1.000	80
Total Building Area						992		1,488



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	30x30x10	Dirt	Formed Metal	900
	Qual 4	Cond 4	Year 2022	Eff Age 3		
	Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD
	Base Cost (7.92 x 900)	7,128		7,128	1,354	5,774
	SHDS	Shed - Small	10x8x0	Base	Composition Shingle	80
	Qual 3	Cond 3	Year 2013	Eff Age 13		
	Valuation Summary		Modifier Total	RCN	Depr (47% Phys/ % Func)	RCNLD
	Base Cost (25.28 x 80)	2,022		2,022	950	1,072
	PACN	Paving - Concrete	28x3x0	Concrete		84
	Qual 3	Cond 3	Year 1945	Eff Age 81		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (7.30 x 84)	613		613	490	123