




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image									
Account	300005366				 <p>1070-00-172-016-0-001-00 02/22/24</p>									
Parcel ID	1070-00-172-016-0-001-00													
Cadastral ID	1070-172-016-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	2											
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14685													
LOAIZA, RUBY														
P O BOX 862 BUFFALO OK 73834-0000														
Parcel Location														
Situs	00210 NE FOURTH ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0016 / 0172	Parcel Size	2.75 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
HOUSE 2/23/2024														
Legal Description Lat/Long: 36.83709822 -99.62574714														
MILLER'S ADD. BLOCK 172 LOTS S17.5' OF 16; ALL 18-20														
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					
					687/344	BUSS, CURTIS	12/04/2013	1,000	21					
					687/344	BUSS, CURTIS	03/18/2013	19,000	PQ					
					/	LOAIZA, RUBY								
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax					
Remove Cap		Land Value	2,379	2,379	12%	285	Assessed	5,776	454.80					
Year Frozen		Improvements	45,753	45,753		5,491	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	48,132	48,132		5,776	Total Taxable	5,776	455.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005366	LOAIZA, RUBY	201	48,132	0	5,757	453.00							
2024	2024-300005366	LOAIZA, RUBY	201	59,963	0	5,483	446.00							
2023	2023-300005366	LOAIZA, RUBY	201	47,929	0	5,222	432.00							
2022	2022-300005366	LOAIZA, RUBY	201	41,446	0	4,973	409.00							
2021	2021-300005366	LOAIZA, RUBY	201	38,793	0	4,655	384.00							
2020	2020-300005366	LOAIZA, RUBY	201	38,765	0	4,651	383.00							
2019	2019-0005366	LOAIZA, RUBY	201	38,591		4,630	384.00							
2018	2018-0005366	LOAIZA, RUBY	201	38,591		4,630	384.00							
2017	2017-0005366	LOAIZA, RUBY	201	37,191		4,462	371.00							
2016	2016-0005366	LOAIZA, RUBY	201	38,591		4,630	394.00							
2015	2015-0005366	LOAIZA, RUBY	201	38,662		4,639	368.00							
2014	2014-0005366	LOAIZA, RUBY	201	20,000		2,400	192.00							
2013	2013-0005366	LOAIZA, RUBY	201	22,014		1,533	122.00							



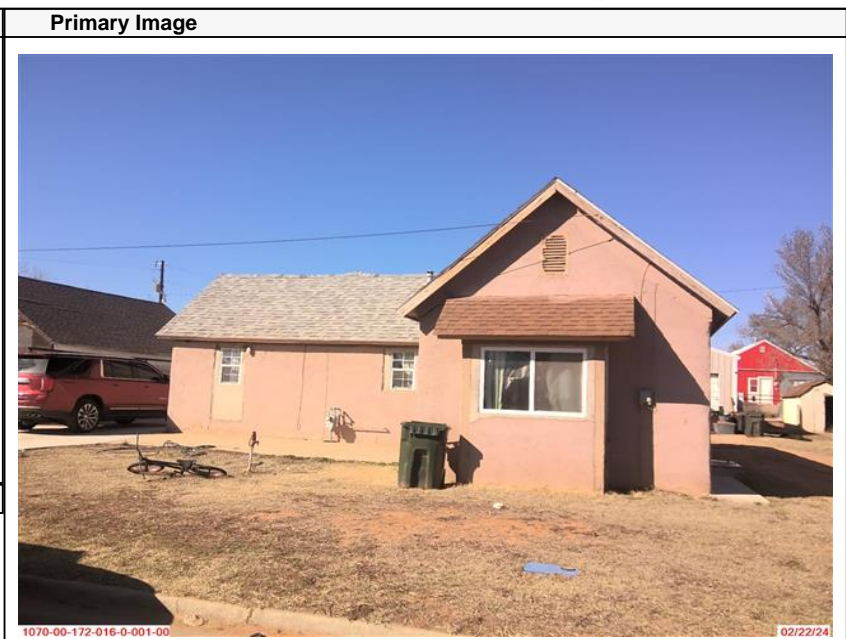
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Lot Data		Square-Foot - BUFFALO ORIGMILLERS	
Lot Size	0	0	
Lot Count			
Units Buildable	2379		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	7,931.25 x .30 = 2,379		
Factor Value			
Adjustments			
Lot Value	2,379		



HOUSE 2/23/2024

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	1,194 / 1,194
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1944 / 82

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	90.03	Total Misc Impr	+ 2,021
Roofing Adj	+ 4.19	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 122,961
Heat/Cool Adj	+ 1.73	Depreciation (80%)	- 98,369
Plumbing Adj	+ 5.34	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 24,592
Adj Base Cost	= 101.29	Lot Value	+ 2,379
Total Area	x 1,194	Indicated Value	= 26,971
Adjusted Cost	= 120,940	Value Per SqFt	22.59

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	24,592		
Lot Value	2,379		
Indicated Value	26,971	22.59	Per SqFt
Agland Value			
Site Improvements	19,925		
Total Value	46,896	39.28	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	3242	24x10		240	8.42		2,021



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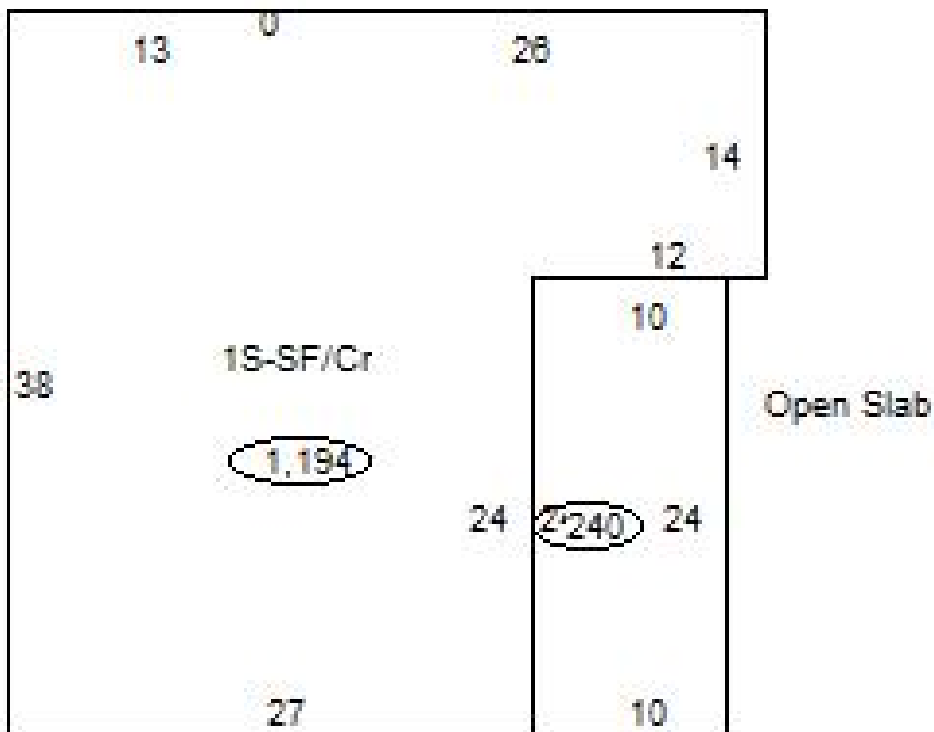
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,194	1.000	1,194
2	M	PATO		20	Open Slab	240	1.000	240
Total Building Area						1,194		1,194



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete Back Yard 2022	60x12x0			720
	Qual	3	Cond 3	Year 2022	Eff Age 4	
	Valuation Summary Base Cost (4.12 x 720) 2,966		Modifier Total	RCN	Depr (21% Phys/ % Func)	RCNLD
	UTIL	Utility Building	35x25x10	Dirt	Galvanized Metal	875
	Qual	3	Cond 3	Year 2019	Eff Age 7	
	Valuation Summary Base Cost (21.58 x 875) 18,883		Modifier Total	RCN	Depr (13% Phys/ 0% Func)	RCNLD
	SHDS	Shed - Small	24x14x8		Galvanized Metal	336
	Qual	3	Cond 3	Year 1990	Eff Age 36	
	Valuation Summary Base Cost (17.17 x 336) 5,769		Modifier Total	RCN	Depr (80% Phys/ 0% Func)	RCNLD