



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
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Assessment Data					Primary Image																																																																																																																				
Account 300005371 Parcel ID 1070-00-173-009-0-001-00 Cadastral ID 1070-173-009-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 2 Tax Area 201 - 4T-BUFFALO-C Name ID 14690 RICHARD, MATTHEW 213 NE 4TH ST. BUFFALO OK 73834-0000 Parcel Location Situs 00213 NE FOURTH ST Subdivision MILLER'S ADDN Lot/Block 0009 / 0173 Parcel Size 4 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					<p>1070-00-173-009-0-001-00 02/22/24</p>																																																																																																																				
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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	3526	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	11,752.00 x .30 = 3,526	
Factor Value		
Adjustments		
Lot Value	3,526	

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	1,004 / 1,004
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	432 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1941 / 85

HOUSE	2/23/2024
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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	94.66	Total Misc Impr	+ 1,152
Roofing Adj	+ 5.17	Garage Cost	+ 15,981
Subfloor Adj	+ 0.00	Total RCN	= 125,485
Heat/Cool Adj	+ 1.73	Depreciation (80%)	- 100,388
Plumbing Adj	+ 6.36	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 25,097
Adj Base Cost	= 107.92	Lot Value	+ 3,526
Total Area	x 1,004	Indicated Value	= 28,623
Adjusted Cost	= 108,352	Value Per SqFt	28.51

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	25,097		
Lot Value	3,526		
Indicated Value	28,623	28.51	Per SqFt
Agland Value			
Site Improvements			
Total Value	28,623	28.51	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	3261	12x3		36	9.78		352
PRCH	Slab Porch - Covered	3263	7x5		35	22.85		800



Harper

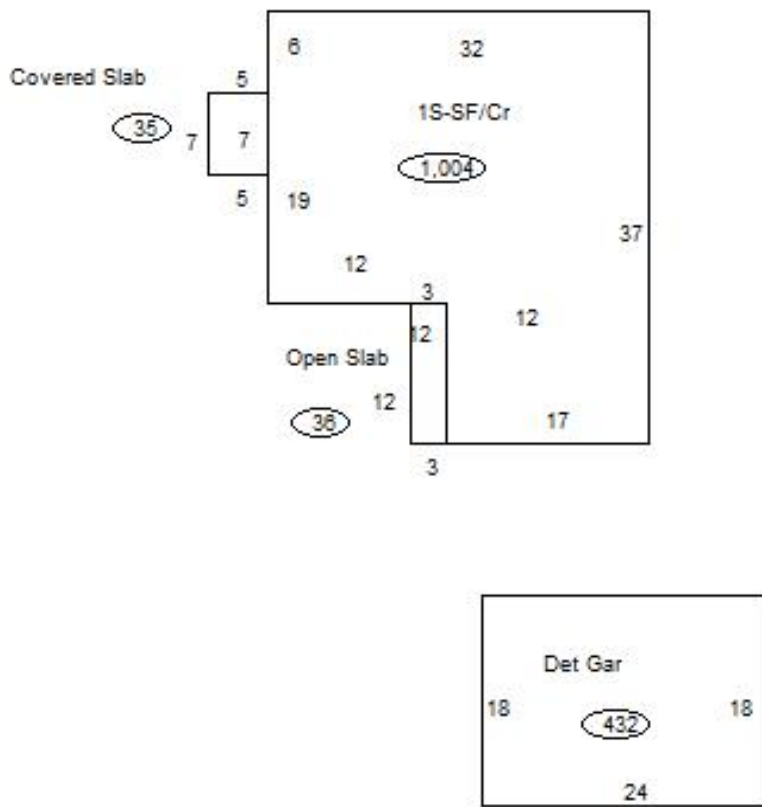
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Sketch Image

300005371



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,004	1.000	1,004
2	M	PATO		20	Open Slab	36	1.000	36
3	G	2		20	Det Gar	432	1.000	432
4	M	PRCH		20	Covered Slab	35	1.000	35
Total Building Area						1,004		1,004