




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:06:04  
Page 1

Assessment Data					Primary Image																																																	
<b>Account</b> 300005383 <b>Parcel ID</b> 1070-00-175-001-0-001-00 <b>Cadastral ID</b> 1070-175-001-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 2 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 14699 FLORES, HERIBERTO & CODIE FLORES  223 NE 6TH BUFFALO OK 73834-  <b>Parcel Location</b> <b>Situs</b> 00223 NE SIXTH ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0001 / 0175 <b>Parcel Size</b> 3 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO					 <p>1070-00-175-001-0-001-00 02/22/24</p>																																																	
<b>HOUSE</b> 2/23/2024																																																						
<b>Legal Description</b> Lat/Long: 36.83617619 -99.62240303					<b>Building Permits</b>																																																	
MILLER'S ADD. BLOCK 175 LOTS 1-3-5 BOOK 752 PAGE 156					<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																																																		
<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
					752/156	MADRID, STEVE &	03/12/2020	65,000	MQ																																													
					588/65	INDERLIED, KENWARD ETUX	10/24/2003	62,000	MQ																																													
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>78.740</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2021</td> <td>Land Value 2,644</td> <td>2,644</td> <td>12%</td> <td>317</td> <td>Assessed</td> <td>6,927</td> <td>545.43</td> </tr> <tr> <td>Year Frozen</td> <td> </td> <td>Improvements 55,084</td> <td>55,084</td> <td> </td> <td>6,610</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 57,728</td> <td>57,728</td> <td> </td> <td>6,927</td> <td>Total Taxable</td> <td>6,927</td> <td>545.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	Remove Cap	2021	Land Value 2,644	2,644	12%	317	Assessed	6,927	545.43	Year Frozen		Improvements 55,084	55,084		6,610	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 57,728	57,728		6,927	Total Taxable	6,927	545.00
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																																														
Remove Cap	2021	Land Value 2,644	2,644	12%	317	Assessed	6,927	545.43																																														
Year Frozen		Improvements 55,084	55,084		6,610	Penalty	0																																															
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																														
TIF Project ID	0	Total Value 57,728	57,728		6,927	Total Taxable	6,927	545.00																																														
<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-300005383	FLORES, HERIBERTO &	201	57,728	0	6,635	522.00																																															
2024	2024-300005383	FLORES, HERIBERTO &	201	56,393	0	6,319	515.00																																															
2023	2023-300005383	FLORES, HERIBERTO &	201	55,310	0	6,019	498.00																																															
2022	2022-300005383	FLORES, HERIBERTO &	201	47,770	0	5,732	472.00																																															
2021	2021-300005383	FLORES, HERIBERTO &	201	48,606	0	5,832	481.00																																															
2020	2020-300005383	FLORES, HERIBERTO &	201	48,001	0	5,760	474.00																																															
2019	2019-0005383	MADRID, STEVE &	201	48,001		5,760	477.00																																															
2018	2018-0005383	MADRID, STEVE &	201	48,001		5,760	478.00																																															
2017	2017-0005383	MADRID, STEVE &	201	48,001		5,760	479.00																																															
2016	2016-0005383	MADRID, STEVE &	201	48,001		5,760	490.00																																															
2015	2015-0005383	MADRID, STEVE &	201	48,137		5,777	459.00																																															
2014	2014-0005383	MADRID, STEVE &	201	48,137		5,777	463.00																																															
2013	2013-0005383	MADRID, STEVE &	201	63,804		7,656	610.00																																															




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:06:04  
 Page 2

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, Plywood or Hardboard
Base/Total Area	1,232 / 1,232
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	
Garage Type	
Remodel	
Year/Eff Age	1960 / 66

HOUSE 2/23/2024

### 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	46,072		
Lot Value	2,644		
Indicated Value	48,716	39.54	Per SqFt
Agland Value			
Site Improvements	12,057		
Total Value	60,773	49.33	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	85.83	Total Misc Impr	+ 9,095
Roofing Adj	+ 4.16	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 139,613
Heat/Cool Adj	+ 10.77	Depreciation ( 67%)	- 93,541
Plumbing Adj	+ 5.18	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 46,072
Adj Base Cost	= 105.94	Lot Value	+ 2,644
Total Area	x 1,232	Indicated Value	= 48,716
Adjusted Cost	= 130,518	Value Per SqFt	39.54

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	3296	11x6		66	22.76		1,502
WODC	Wood Deck - Covered	3297	20x15		300	25.31		7,593



Harper

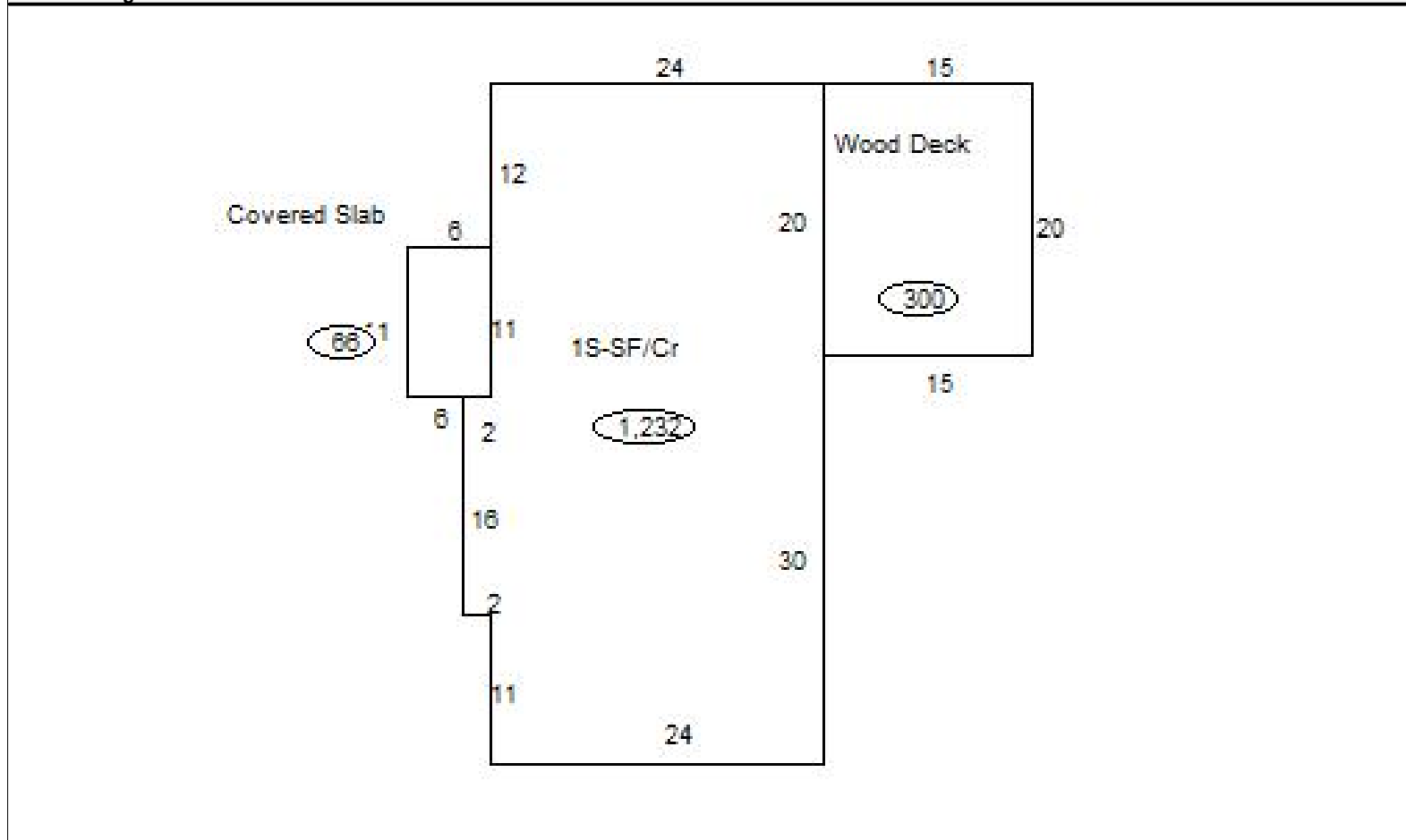
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:06:04  
 Page 3

Sketch Image

300005383



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	Covered Slab	66	1.000	66
2	M	WODC		20	Wood Deck	300	1.000	300
3	R	1	Crawl	20	1S-SF/Cr	1,232	1.000	1,232
<b>Total Building Area</b>						1,232		1,232



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:06:04  
Page 4

300005383

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed BETWEEN GARAGE&CARPORT	20x10x6		Formed Metal	200	
	Qual	4	Cond 4	Year 2025	Eff Age 1		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (22.47 x 200)	4,494		4,494	225	4,269
	CPDT	Carport - Detached	22x20x8	Dirt	Formed Metal	440	
	Qual	3	Cond 3	Year 2019	Eff Age 7		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (41% Phys/ 0% Func)</b>	<b>RCNLD</b>	
		Base Cost (4.75 x 440)	2,090		2,090	857	1,233
	GRDT	Garage - Detached	24x12x8	Concrete	Formed Metal	288	
	Qual	3	Cond 3	Year 2004	Eff Age 22		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (51% Phys/ 0% Func)</b>	<b>RCNLD</b>	
		Base Cost (41.71 x 288)	12,012		12,012	6,126	5,886
	PACN	WALKWAY	42x3x0			126	
	Qual	3	Cond 3	Year 2004	Eff Age 22		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (6.70 x 126)	844		844	675	169
	SHDS	Yard Shed - Wood	12x8x6	Base	Composition Shingle	96	
	Qual	3	Cond 3	Year 1995	Eff Age 31		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (78% Phys/ 0% Func)</b>	<b>RCNLD</b>	
		Base Cost (23.66 x 96)	2,271		2,271	1,771	500
	BNV	DOG HOUSE	12x10x0		Formed Metal	120	
	Qual	3	Cond 3	Year 0	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (0.00 x 120)					