



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 300005398 Parcel ID 1070-00-186-019-0-001-00 Cadastral ID 1070-186-019-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 2 Tax Area 201 - 4T-BUFFALO-C Name ID 25124 SARABIA, ALMA PO BOX 213 BUFFALO OK 73834- Parcel Location Situs 00313 E MCMINN ST Subdivision MILLER'S ADDN Lot/Block 0019 / 0186 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO																																																																																																																				
Legal Description Lat/Long: 36.83775954 -99.62952018 MILLERS ADD. BOOK 186 LOTS 19-21-23																																																																																																																				
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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	75 x 117.5	
Lot Count		
Units Buildable	2644	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	8,812.50 x .30 = 2,644	
Factor Value		
Adjustments		
Lot Value	2,644	

Residential Data	
Type	1 Single Family Residence
Condition	3.6 - Average
Quality	3.6 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,209 / 2,209
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	9 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	859 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1940 / 76

HOUSE 3/4/2024

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	74,339		
Lot Value	2,644		
Indicated Value	76,983	34.85	Per SqFt
Agland Value			
Site Improvements	11,838		
Total Value	88,821	40.21	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	88.66	Total Misc Impr	+ 11,433
Roofing Adj	+ 4.31	Garage Cost	+ 28,381
Subfloor Adj	+ 0.00	Total RCN	= 285,919
Heat/Cool Adj	+ 12.64	Depreciation (74%)	- 211,580
Plumbing Adj	+ 5.81	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 74,339
Adj Base Cost	= 111.41	Lot Value	+ 2,644
Total Area	x 2,209	Indicated Value	= 76,983
Adjusted Cost	= 246,105	Value Per SqFt	34.85

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	3342	5x3		15	11.26		169
PATO	Slab Porch - Open	3343	9x5		45	11.26		507
PRCH	Slab Porch - Covered	7932	18x14		252	24.81		6,252
PRCH	Slab Porch - Covered	7933	15x12		180	25.03		4,505



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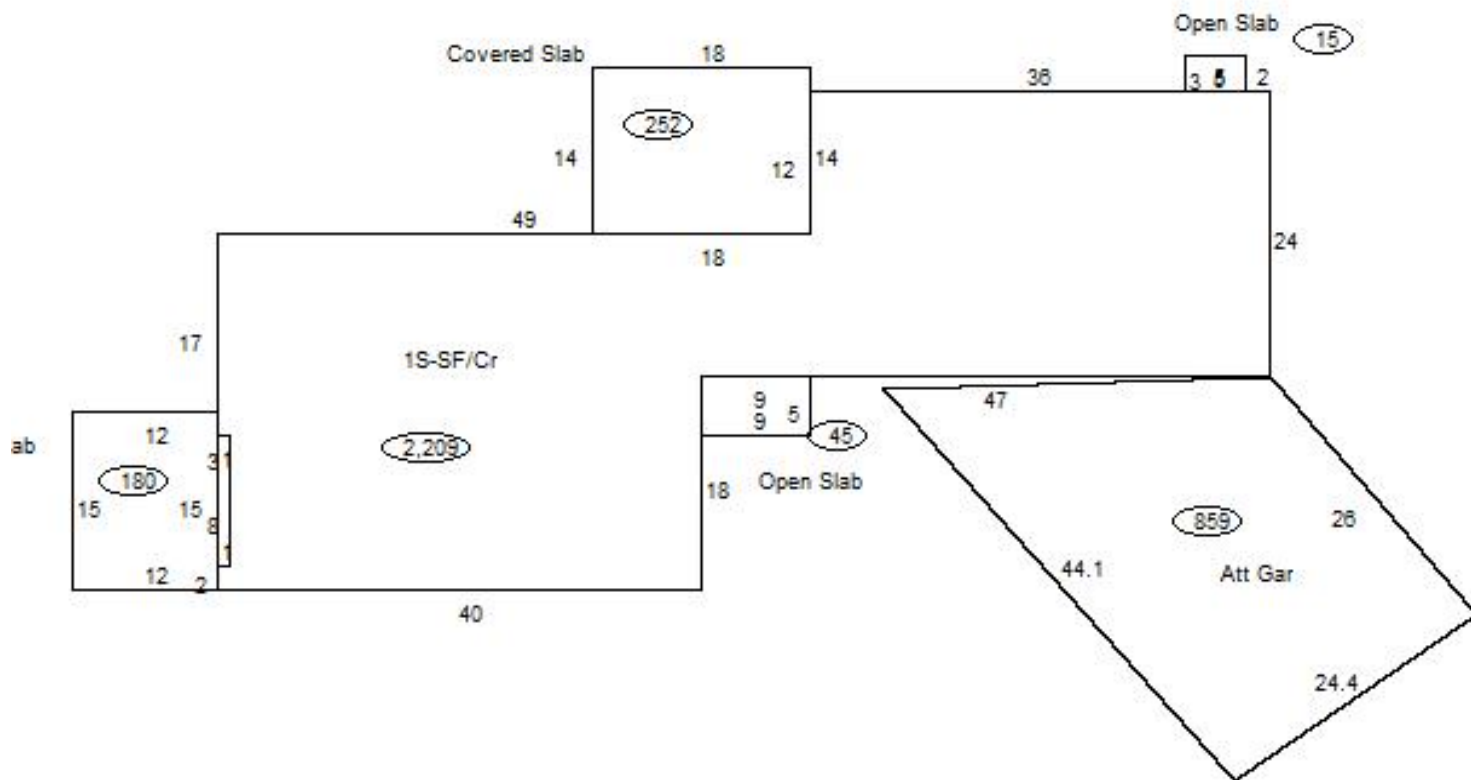
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Sketch Image

300005398



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Open Slab	15	1.000	15
2	M	PATO		20	Open Slab	45	1.000	45
3	G	1		20	Att Gar	859	1.000	859
4	R	1	Crawl	20	1S-SF/Cr	2,209	1.000	2,209
5	M	PRCH		20	Covered Slab	252	1.000	252
6	M	PRCH		20	Covered Slab	180	1.000	180
Total Building Area						2,209		2,209



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed - Metal	10x8x8		Formed Metal	80	
	Qual	3	Cond 3	Year 2017	Eff Age 9		
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD	
	Base Cost (26.23 x 80)		2,098		2,098	839	1,259
	PACN	Paving - Concrete	0x0x0			954	
	Qual	3	Cond 3	Year 2012	Eff Age 14		
	Valuation Summary		Modifier Total	RCN	Depr (77% Phys/ % Func)	RCNLD	
	Base Cost (4.09 x 954)		3,902		3,902	3,005	897
	UTIL	Equipment Shed	25x20x14	Concrete	Formed Metal	500	
	Qual	3	Cond 3	Year 2011	Eff Age 15		
	Valuation Summary		Modifier Total	RCN	Depr (34% Phys/ % Func)	RCNLD	
	Base Cost (29.34 x 500)		14,670		14,670	4,988	9,682