



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:06:40  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300005424 <b>Parcel ID</b> 1070-00-192-002-0-001-00 <b>Cadastral ID</b> 1070-192-002-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 3 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 14722 MATTINGLY, REVENA  P O BOX 854 BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 00322 NW FIRST ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0002 / 0192 <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>1070-00-192-002-0-001-00 02/24/25</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.83064905 -99.62459565 MILLER'S ADD. BLOCK 192 LOTS 2-4-6 BOOK 785 PAGE 229																																																																																																																									
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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	4 - Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Masonry, Brick/Stone
Base/Total Area	1,760 / 1,760
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	2 / 2.0 /
Basement Area	
Garage Type	
Remodel	REVITALIZE -
Year/Eff Age	1940 / 55

HOUSE	2/24/2025
-------	-----------

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	97.30	Total Misc Impr	+ 15,500
Roofing Adj	+ 5.03	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 234,162
Heat/Cool Adj	+ 13.89	Depreciation ( 59%)	- 138,156
Plumbing Adj	+ 8.02	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 96,006
Adj Base Cost	= 124.24	Lot Value	+ 2,644
Total Area	x 1,760	Indicated Value	= 98,650
Adjusted Cost	= 218,662	Value Per SqFt	56.05

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	96,006		
Lot Value	2,644		
Indicated Value	98,650	56.05	Per SqFt
Agland Value			
Site Improvements	18,970		
Total Value	117,620	66.83	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	3395	16x4	1940	64	49.67		3,179
RSPC	Raised Slab Porch - Covered	3396	23x6	1940	138	49.14		6,781
WODC	Wood Deck - Covered	13388	14x8	2000	112	49.46		5,540



Harper

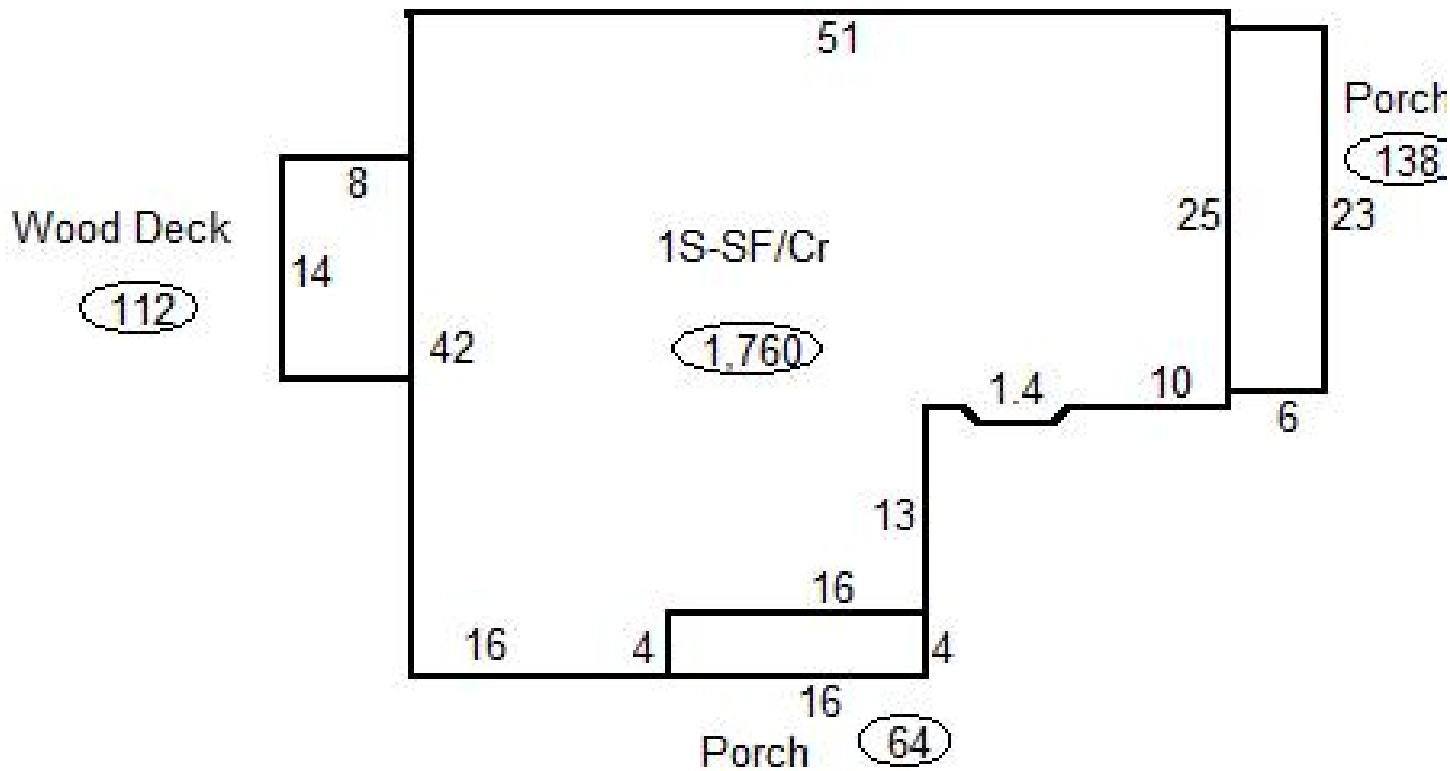
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Sketch Image

300005424



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	64	1.000	64
2	M	RSPC		20	Porch	138	1.000	138
3	R	1	Crawl	20	1S-SF/Cr	1,760	1.000	1,760
4	M	WODC		20	Wood Deck	112	1.000	112
<b>Total Building Area</b>						1,760		1,760



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	30x30x14	Concrete	Composition Shingle	900
	Qual	4	Cond 4	Year 1990	Eff Age 29	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (57% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (46.20 x 900)		41,580	41,580	23,701	17,879
	PACN	Paving - Concrete BACK SIDE TO GARAGE	40x10x0	Concrete		400
	Qual	3	Cond 3	Year 1990	Eff Age 36	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.17 x 400)		1,668	1,668	1,334	334
	PACN	Paving - Concrete / DRIVEWAY	30x20x0	Concrete		600
	Qual	3	Cond 3	Year 1986	Eff Age 40	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.14 x 600)		2,484	2,484	1,987	497
	PACN	Paving - Concrete	25x5x0	Concrete		125
	Qual	3	Cond 3	Year 1940	Eff Age 86	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (6.71 x 125)		839	839	671	168
	PACN	Paving - Concrete / ENTRY STEPS	10x6x0	Concrete		60
	Qual	3	Cond 3	Year 1940	Eff Age 86	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.64 x 60)		458	458	366	92