



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 300005425 Parcel ID 1070-00-192-008-0-001-00 Cadastral ID 1070-192-008-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 201 - 4T-BUFFALO-C Name ID 14721 SALINAS, HECTOR AND LAURA SALINAS RT 1 BOX 21 HOOKER OK 73945-0000 Parcel Location Situs 00312 NW FIRST ST Subdivision MILLER'S ADDN Lot/Block 0008 / 0192 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					<p>1070-00-192-008-0-001-00 02/24/25</p>																																																																																																																				
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Lot Data		Square-Foot - BUFFALO ORIGMILLERS
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	



HOUSE 2/24/2025

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,573 / 1,573
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	3 / 1.0 /
Basement Area	576 Total, 576 Partition
Garage Type	
Remodel	
Year/Eff Age	1940 / 78

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	46,944		
Lot Value	2,644		
Indicated Value	49,588	31.52	Per SqFt
Agland Value			
Site Improvements	439		
Total Value	50,027	31.80	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	82.28	Total Misc Impr	+ 6,236
Roofing Adj	+ 3.92	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 187,776
Heat/Cool Adj	+ 10.77	Depreciation (75%)	- 140,832
Plumbing Adj	+ 4.05	Lump Sums	+ 0
Basement Adj	+ 14.39	RCNLD	= 46,944
Adj Base Cost	= 115.41	Lot Value	+ 2,644
Total Area	x 1,573	Indicated Value	= 49,588
Adjusted Cost	= 181,540	Value Per SqFt	31.52

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1940	1	4,783.32		4,783
RSPC	Raised Slab Porch - Covered	3402	18x2	1940	36	40.37		1,453



Harper

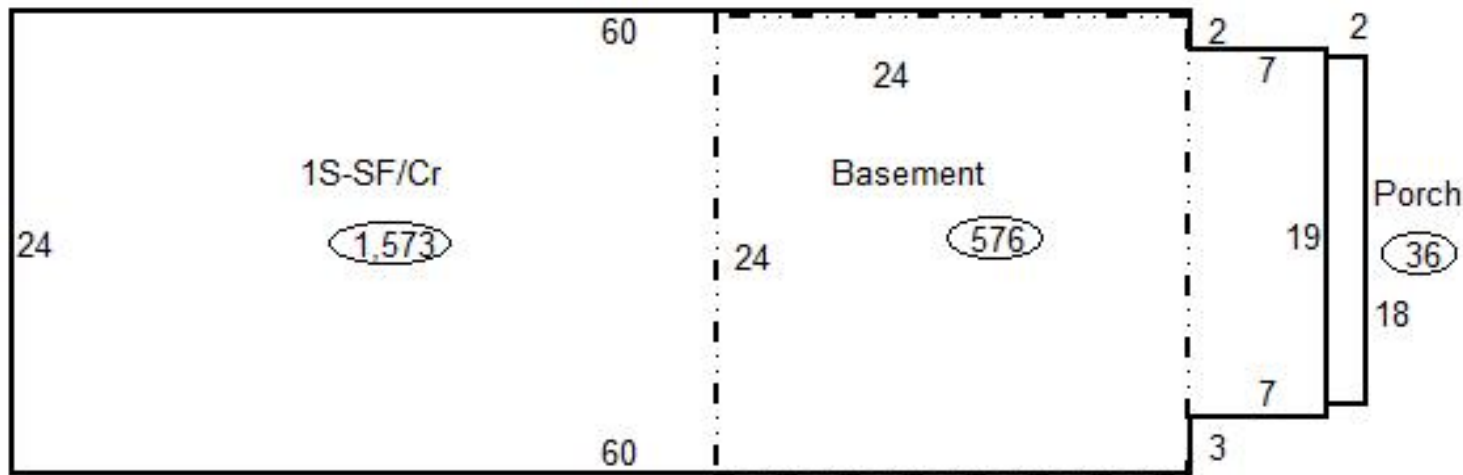
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Sketch Image

300005425



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	B			13	Basement	576	1.000	576
2	M	RSPC		13	Porch	36	1.000	36
3	R	1	Crawl	13	1S-SF/Cr	1,573	1.000	1,573
Total Building Area						1,573		1,573



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPAT	Carport - Attached	18x10x10	Concrete	Formed Metal	180
	Qual 3	Cond 3	Year 2000	Eff Age 26		
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (8.57 x 180)	1,543	1,543	1,234	309
	PACN	Paving - Concrete / SIDEWALK	30x3x0	Concrete		90
	Qual 3	Cond 3	Year 1940	Eff Age 86		
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (7.21 x 90)	649	649	519	130