



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:06:44  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300005427 <b>Parcel ID</b> 1070-00-192-014-0-001-00 <b>Cadastral ID</b> 1070-192-014-00-0-001-00 <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> 12955 SARABIA, JENARO  PO BOX 15 BUFFALO OK 73834-  <b>Parcel Location</b> <b>Situs</b> 00310 NW FIRST ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0014 / 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>1070-00-192-014-0-001-00 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		



1070-00-192-014-0-001-00 02/24/25  
 HOUSE / CARPORT / ATTACHED GARAGE & DRIVEWAY 2/24/2025

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	880 / 880
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	880
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	336 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1951 / 75

### 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	96.30	Total Misc Impr	+ 979
Roofing Adj	+ 5.39	Garage Cost	+ 10,236
Subfloor Adj	+ -2.13	Total RCN	= 114,685
Heat/Cool Adj	+ 10.77	Depreciation ( 74%)	- 84,867
Plumbing Adj	+ 7.25	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 29,818
Adj Base Cost	= 117.58	Lot Value	+ 2,644
Total Area	x 880	Indicated Value	= 32,462
Adjusted Cost	= 103,470	Value Per SqFt	36.89

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	29,818		
Lot Value	2,644		
Indicated Value	32,462	36.89	Per SqFt
Agland Value			
Site Improvements	141		
Total Value	32,603	37.05	Total Value Per SqFt

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	3421	6x5	1951	30	22.86		686
PATO	Raised Slab Porch - Open	3423	15x2	1951	30	9.78		293



Harper

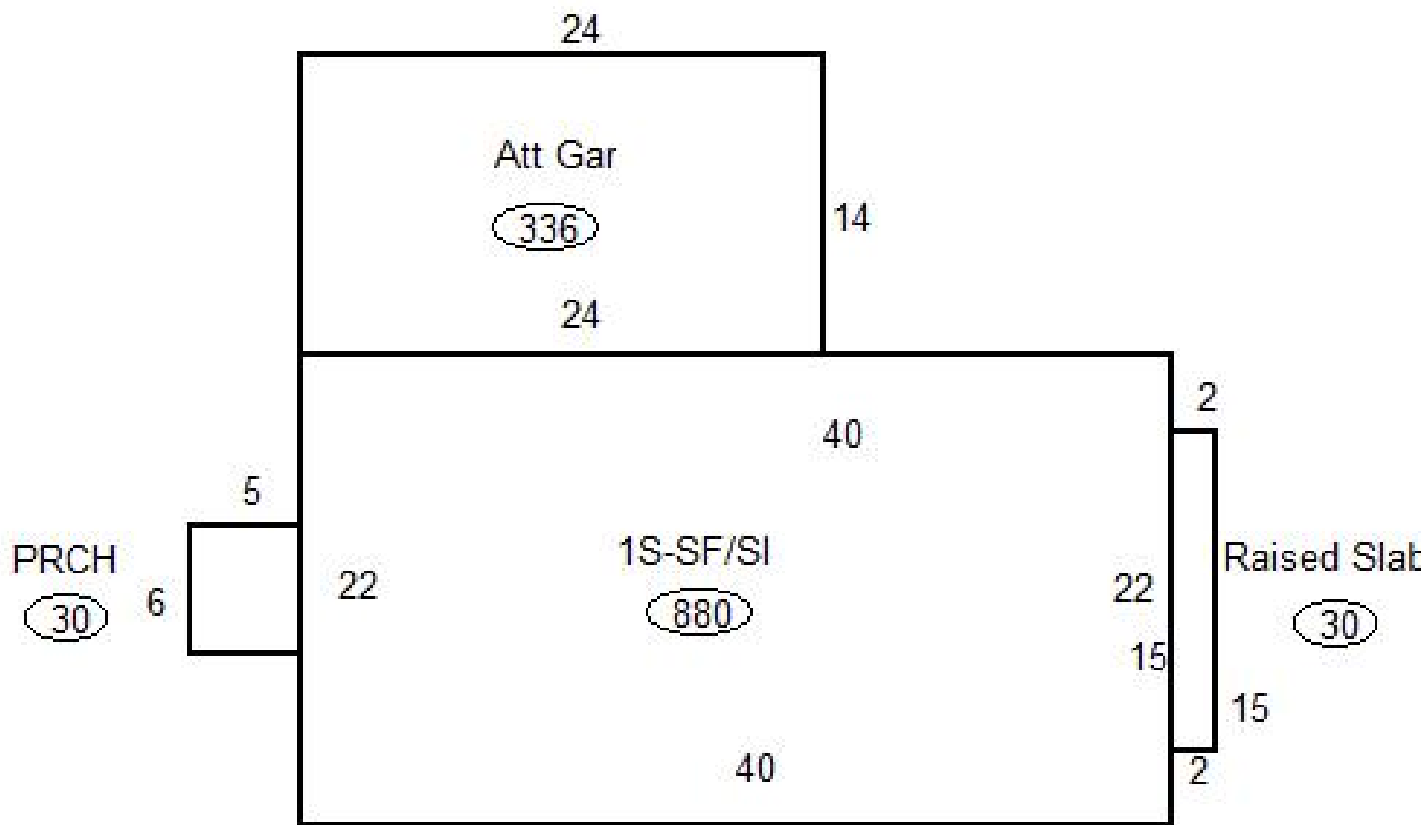
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Sketch Image

300005427



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		13	Att Gar	336	1.000	336
2	M	PRCH		13	PRCH	30	1.000	30
3	R	1	Slab	13	1S-SF/Sl	880	1.000	880
4	M	PATO		13	Raised Slab	30	1.000	30
<b>Total Building Area</b>						<b>880</b>		<b>880</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	DRIVEWAY	50x20x0	Concrete		100
	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 (7.07 x 100)		707		707	566	141