




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:06:46
 Page 1

Assessment Data					Primary Image																																							
Account	300005429				 <p>1070-00-192-019-0-001-00 02/24/25</p>																																							
Parcel ID	1070-00-192-019-0-001-00																																											
Cadastral ID	1070-192-019-00-0-001-00																																											
Property Type	REAL - Real Property																																											
Property Class	UR	VI Area	3																																									
Tax Area	201 - 4T-BUFFALO-C																																											
Name ID	14725																																											
RIVERA, FIDENCIO, ETAL																																												
P O BOX 821 BUFFALO OK 73834-0000																																												
Parcel Location																																												
Situs	00303 NW SECOND ST																																											
Subdivision	MILLER'S ADDN																																											
Lot/Block	0019 / 0192	Parcel Size	3 - Lots																																									
Sec/Twn/Rng	/ / /																																											
Neighborhood	100100 - BUFFALO ORIG/MILLERS																																											
School District	4-BUFFAL - 4-BUFFALO																																											
Legal Description Lat/Long: 36.83156260 -99.62772630																																												
MILLER'S ADD. BLOCK 192 LOTS 19-21-23																																												
Building Permits																																												
<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																																								
Exemptions																																												
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> <td>614/17</td> <td>HOBBS, EVALYNN</td> <td>06/13/2006</td> <td>43,000</td> <td>U</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>523/447</td> <td>MCINTYRE, CALLIE STONE</td> <td>02/20/1997</td> <td>25,000</td> <td>PQ</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>/</td> <td>RIVERA, FIDENCIO, ETAL</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	H	Homestead	Yes	1,000	1,000	614/17	HOBBS, EVALYNN	06/13/2006	43,000	U						523/447	MCINTYRE, CALLIE STONE	02/20/1997	25,000	PQ						/	RIVERA, FIDENCIO, ETAL			
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																			
H	Homestead	Yes	1,000	1,000	614/17	HOBBS, EVALYNN	06/13/2006	43,000	U																																			
					523/447	MCINTYRE, CALLIE STONE	02/20/1997	25,000	PQ																																			
					/	RIVERA, FIDENCIO, ETAL																																						
Sale History																																												
Parcel Valuation																																												
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																																				
Remove Cap		Land Value	2,644	2,644	12%	Assessed	5,731	451.26																																				
Year Frozen		Improvements	46,156	45,122		Penalty	0																																					
Uncapped Value	0	Mobile Home	0	0		Exemption	1,000	-78.00																																				
TIF Project ID	0	Total Value	48,800	47,766		Total Taxable	4,731	373.00																																				
Assessment History																																												
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																					
2025	2025-300005429	RIVERA, FIDENCIO, ETAL	201	48,800	1000	4,564	359.00																																					
2024	2024-300005429	RIVERA, FIDENCIO, ETAL	201	53,558	1000	4,402	358.00																																					
2023	2023-300005429	RIVERA, FIDENCIO, ETAL	201	48,944	1000	4,245	351.00																																					
2022	2022-300005429	RIVERA, FIDENCIO, ETAL	201	42,441	1000	4,093	337.00																																					
2021	2021-300005429	RIVERA, FIDENCIO, ETAL	201	42,944	1000	4,153	343.00																																					
2020	2020-300005429	RIVERA, FIDENCIO, ETAL	201	42,944	1000	4,153	342.00																																					
2019	2019-0005429	RIVERA, FIDENCIO, ETAL	201	42,944		4,153	344.00																																					
2018	2018-0005429	RIVERA, FIDENCIO, ETAL	201	42,944		4,153	344.00																																					
2017	2017-0005429	RIVERA, FIDENCIO, ETAL	201	42,944		4,153	345.00																																					
2016	2016-0005429	RIVERA, FIDENCIO &	201	42,944		4,153	353.00																																					
2015	2015-0005429	RIVERA, FIDENCIO &	201	43,098		4,172	331.00																																					
2014	2014-0005429	RIVERA, FIDENCIO &	201	43,098		4,172	334.00																																					
2013	2013-0005429	RIVERA, FIDENCIO &	201	49,286		4,860	387.00																																					



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:06:46
 Page 2

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 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,692 / 1,692
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	
Garage Type	
Remodel	
Year/Eff Age	1948 / 78

HOUSE / FRONT PORCH / SIDEWALK 2/24/2025

GRM Approach	
GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted 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	81.12	Total Misc Impr	+ 1,924
Roofing Adj	+ 3.87	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 170,312
Heat/Cool Adj	+ 10.77	Depreciation (76%)	- 129,437
Plumbing Adj	+ 3.77	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 40,875
Adj Base Cost	= 99.52	Lot Value	+ 2,644
Total Area	x 1,692	Indicated Value	= 43,519
Adjusted Cost	= 168,388	Value Per SqFt	25.72

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	40,875		
Lot Value	2,644		
Indicated Value	43,519	25.72	Per SqFt
Agland Value			
Site Improvements	4,420		
Total Value	47,939	28.33	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	7949	5x3	1948	15	40.47		607
PATC	Patio - Covered	7950	11x7	2005	77	17.11		1,317



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

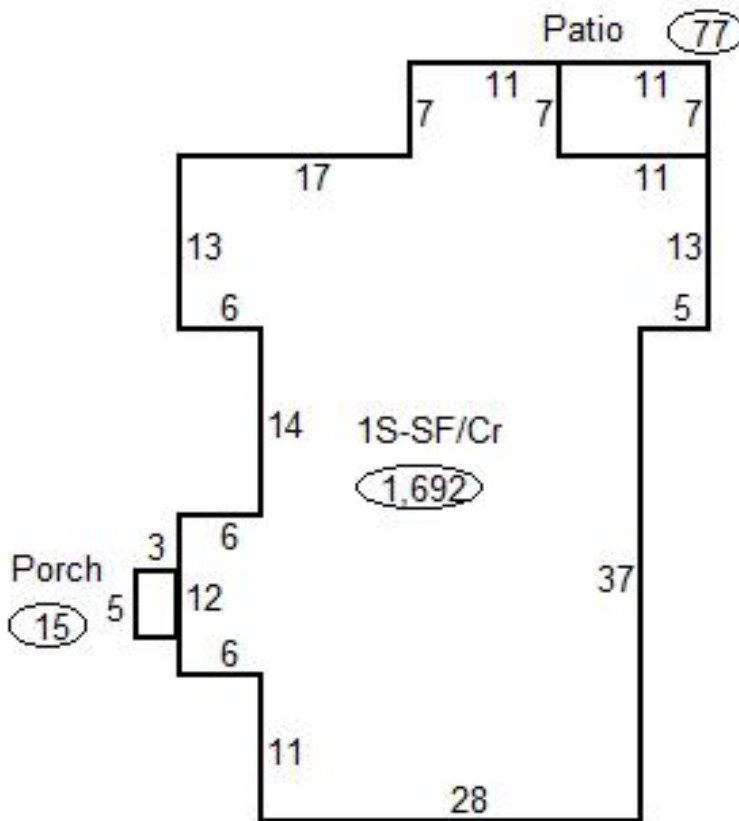
Date 02/06/2026

Time 07:06:46

Page 3

Sketch Image

300005429



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,692	1.000	1,692
2	M	RSPC		20	Porch	15	1.000	15
3	M	PATC		20	Patio	77	1.000	77
Total Building Area						1,692		1,692



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:06:46
Page 4

300005429

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	21x20x10	Concrete	Formed Metal	420
	Qual	3	Cond 3	Year 2015	Eff Age 11	
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (8.98 x 420)	3,772		3,772	1,886	1,886
	WODO	Wood Deck - Open	10x20x0	Plank		200
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (72% Phys/ % Func)	RCNLD
	Base Cost (18.78 x 200)	3,756		3,756	2,704	1,052
	SHDS	Shed - Small / WHITE	10x12x8	Base	Formed Metal	120
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
	Base Cost (22.95 x 120)	2,754		2,754	1,928	826
	PACN	Paving - Concrete / DRIVEWAY	30x22x0	Concrete		660
	Qual	3	Cond 3	Year 1948	Eff Age 78	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.13 x 660)	2,726		2,726	2,181	545
	PACN	Paving - Concrete / SIDEWALK	25x3x0	Concrete		75
	Qual	3	Cond 3	Year 1948	Eff Age 78	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (7.43 x 75)	557		557	446	111