




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:06:47  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300005430 <b>Parcel ID</b> 1070-00-192-020-0-001-00 <b>Cadastral ID</b> 1070-192-020-00-0-001-00 <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> 14726 RIVERA, FIDENCIO & JOSE DOLORES AGUILAR  P O BOX 821 BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 00103 E MCMINN ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0020 / 0192 Parcel Size 3 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO					 <p>MOBILE HOME / DECK 2/24/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.96211534 -99.87018960 MILLER'S ADD. BLOCK 192 LOTS 20-22-24																																																																																																																									
<b>Exemptions</b>					<b>Building Permits</b>																																																																																																																				
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						<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																																																																																																	
Code	Type	Active	Maximum	Exemption																																																																																																																					
Number	Description	Opened	Closed	Amount																																																																																																																					
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						<b>Sale History</b> <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>663/626</td> <td>PAINTER, DONALD (TRUST)</td> <td>09/29/2010</td> <td>21,000</td> <td>Q</td> </tr> <tr> <td>506/393</td> <td>WOLF, DELLA M.</td> <td>05/08/1995</td> <td>15,000</td> <td>PQ</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	663/626	PAINTER, DONALD (TRUST)	09/29/2010	21,000	Q	506/393	WOLF, DELLA M.	05/08/1995	15,000	PQ																																																																																							
Code	Type	Active	Maximum	Exemption																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
663/626	PAINTER, DONALD (TRUST)	09/29/2010	21,000	Q																																																																																																																					
506/393	WOLF, DELLA M.	05/08/1995	15,000	PQ																																																																																																																					
<b>Parcel Valuation</b> <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>78.740</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td></td> <td>2,644</td> <td>2,644</td> <td>12%</td> <td>317</td> <td>Assessed</td> <td>3,575</td> <td>281.50</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>14,264</td> <td>14,264</td> <td></td> <td>1,712</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>12,883</td> <td>12,883</td> <td></td> <td>1,546</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>29,791</td> <td>29,791</td> <td></td> <td>3,575</td> <td>Total Taxable</td> <td>3,575</td> <td>281.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	Remove Cap		2,644	2,644	12%	317	Assessed	3,575	281.50	Year Frozen		14,264	14,264		1,712	Penalty	0		Uncapped Value	0	12,883	12,883		1,546	Exemption	0	0.00	TIF Project ID	0	29,791	29,791		3,575	Total Taxable	3,575	281.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																																																																																																																	
Remove Cap		2,644	2,644	12%	317	Assessed	3,575	281.50																																																																																																																	
Year Frozen		14,264	14,264		1,712	Penalty	0																																																																																																																		
Uncapped Value	0	12,883	12,883		1,546	Exemption	0	0.00																																																																																																																	
TIF Project ID	0	29,791	29,791		3,575	Total Taxable	3,575	281.00																																																																																																																	
<b>Assessment History</b> <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-300005430</td><td>RIVERA, FIDENCIO &amp;</td><td>201</td><td>29,791</td><td>0</td><td>3,558</td><td>280.00</td></tr> <tr><td>2024</td><td>2024-300005430</td><td>RIVERA, FIDENCIO &amp;</td><td>201</td><td>31,442</td><td>0</td><td>3,389</td><td>276.00</td></tr> <tr><td>2023</td><td>2023-300005430</td><td>RIVERA, FIDENCIO &amp;</td><td>201</td><td>28,055</td><td>0</td><td>3,227</td><td>267.00</td></tr> <tr><td>2022</td><td>2022-300005430</td><td>RIVERA, FIDENCIO &amp;</td><td>201</td><td>25,619</td><td>0</td><td>3,074</td><td>253.00</td></tr> <tr><td>2021</td><td>2021-300005430</td><td>RIVERA, FIDENCIO &amp;</td><td>201</td><td>24,439</td><td>0</td><td>2,932</td><td>242.00</td></tr> <tr><td>2020</td><td>2020-300005430</td><td>RIVERA, FIDENCIO &amp;</td><td>201</td><td>24,439</td><td>0</td><td>2,932</td><td>241.00</td></tr> <tr><td>2019</td><td>2019-0005430</td><td>RIVERA, FIDENCIO &amp;</td><td>201</td><td>24,439</td><td></td><td>2,932</td><td>243.00</td></tr> <tr><td>2018</td><td>2018-0005430</td><td>RIVERA, FIDENCIO &amp;</td><td>201</td><td>24,439</td><td></td><td>2,932</td><td>243.00</td></tr> <tr><td>2017</td><td>2017-0005430</td><td>RIVERA, FIDENCIO &amp;</td><td>201</td><td>24,442</td><td></td><td>2,796</td><td>232.00</td></tr> <tr><td>2016</td><td>2016-0005430</td><td>RIVERA, FIDENCIO &amp;</td><td>201</td><td>23,694</td><td></td><td>2,662</td><td>227.00</td></tr> <tr><td>2015</td><td>2015-0005430</td><td>RIVERA, FIDENCIO &amp;</td><td>201</td><td>21,136</td><td></td><td>2,536</td><td>201.00</td></tr> <tr><td>2014</td><td>2014-0005430</td><td>RIVERA, FIDENCIO &amp;</td><td>201</td><td>21,136</td><td></td><td>2,536</td><td>203.00</td></tr> <tr><td>2013</td><td>2013-0005430</td><td>RIVERA, FIDENCIO &amp;</td><td>201</td><td>21,329</td><td></td><td>2,559</td><td>204.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-300005430	RIVERA, FIDENCIO &	201	29,791	0	3,558	280.00	2024	2024-300005430	RIVERA, FIDENCIO &	201	31,442	0	3,389	276.00	2023	2023-300005430	RIVERA, FIDENCIO &	201	28,055	0	3,227	267.00	2022	2022-300005430	RIVERA, FIDENCIO &	201	25,619	0	3,074	253.00	2021	2021-300005430	RIVERA, FIDENCIO &	201	24,439	0	2,932	242.00	2020	2020-300005430	RIVERA, FIDENCIO &	201	24,439	0	2,932	241.00	2019	2019-0005430	RIVERA, FIDENCIO &	201	24,439		2,932	243.00	2018	2018-0005430	RIVERA, FIDENCIO &	201	24,439		2,932	243.00	2017	2017-0005430	RIVERA, FIDENCIO &	201	24,442		2,796	232.00	2016	2016-0005430	RIVERA, FIDENCIO &	201	23,694		2,662	227.00	2015	2015-0005430	RIVERA, FIDENCIO &	201	21,136		2,536	201.00	2014	2014-0005430	RIVERA, FIDENCIO &	201	21,136		2,536	203.00	2013	2013-0005430	RIVERA, FIDENCIO &	201	21,329		2,559	204.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-300005430	RIVERA, FIDENCIO &	201	29,791	0	3,558	280.00																																																																																																																		
2024	2024-300005430	RIVERA, FIDENCIO &	201	31,442	0	3,389	276.00																																																																																																																		
2023	2023-300005430	RIVERA, FIDENCIO &	201	28,055	0	3,227	267.00																																																																																																																		
2022	2022-300005430	RIVERA, FIDENCIO &	201	25,619	0	3,074	253.00																																																																																																																		
2021	2021-300005430	RIVERA, FIDENCIO &	201	24,439	0	2,932	242.00																																																																																																																		
2020	2020-300005430	RIVERA, FIDENCIO &	201	24,439	0	2,932	241.00																																																																																																																		
2019	2019-0005430	RIVERA, FIDENCIO &	201	24,439		2,932	243.00																																																																																																																		
2018	2018-0005430	RIVERA, FIDENCIO &	201	24,439		2,932	243.00																																																																																																																		
2017	2017-0005430	RIVERA, FIDENCIO &	201	24,442		2,796	232.00																																																																																																																		
2016	2016-0005430	RIVERA, FIDENCIO &	201	23,694		2,662	227.00																																																																																																																		
2015	2015-0005430	RIVERA, FIDENCIO &	201	21,136		2,536	201.00																																																																																																																		
2014	2014-0005430	RIVERA, FIDENCIO &	201	21,136		2,536	203.00																																																																																																																		
2013	2013-0005430	RIVERA, FIDENCIO &	201	21,329		2,559	204.00																																																																																																																		



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:06:47  
 Page 2

Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	2644	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	8,814.00 x .30 = 2,644	
Factor Value		
Adjustments		
Lot Value	2,644	

Residential Data	
Type	6 Mobile Home 70 x 14
Condition	3 - Average
Quality	3 - Average
Architecture	SWMH Singlewide MH
Style	100% Single Wide
Exterior Wall	100% Aluminum Sheet
Base/Total Area	980 / 980
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1972 / 54

MOBILE HOME / DECK	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	52.22	Total Misc Impr	+ 227
Roofing Adj	+ 2.49	Garage Cost	+ 227
Subfloor Adj	+ 0.00	Total RCN	= 63,437
Heat/Cool Adj	+ 3.77	Depreciation ( 80%)	- 50,750
Plumbing Adj	+ 6.03	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 12,687
Adj Base Cost	= 64.50	Lot Value	+ 2,644
Total Area	x 980	Indicated Value	= 15,331
Adjusted Cost	= 63,210	Value Per SqFt	15.64

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	12,687		
Lot Value	2,644		
Indicated Value	15,331	15.64	Per SqFt
Agland Value			
Site Improvements	20,267		
Total Value	35,598	36.32	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	13393	4x4	1972	16	14.20		227



Harper

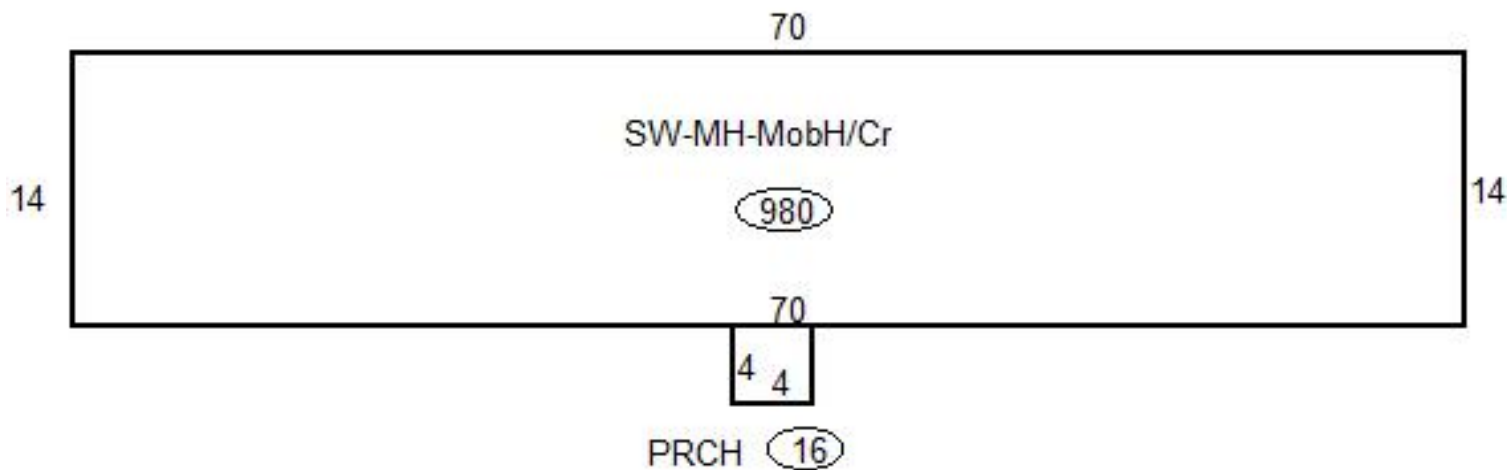
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:06:47  
Page 3

Sketch Image

300005430



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13	Crawl	13	SW-MH-MobH/Cr	980	1.000	980
2	M	PRCH		13	PRCH	16	1.000	16
<b>Total Building Area</b>						980		980



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:06:47  
Page 4

300005430

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	WODO	Wood Deck - Open	18x10x0	Plank		180	
	Qual 4	Cond 4	Year 2025	Eff Age	1		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (24.62 x 180)	4,432		4,432	222	4,210
	SHDS	Shed - Small / WHITE	12x10x6	Base	Formed Metal	120	
	Qual 4	Cond 4	Year 2025	Eff Age	1		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (25.14 x 120)	3,017		3,017	151	2,866
	PACN	Paving - Concrete	25x25x0	Concrete		625	
	Qual 2	Cond 3	Year 1995	Eff Age	31		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (3.69 x 625)	2,306		2,306	1,845	461
	GRDT	Garage - Detached	50x26x12	Concrete	Composition Shingle	1,200	
	Qual 3	Cond 3	Year 1980	Eff Age	46		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (69% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (33.14 x 1,200)	39,768		39,768	27,440	12,328
	PACN	Paving - Concrete / FRONT SIDEWALK	28x4x0	Concrete		112	
	Qual 3	Cond 3	Year 1972	Eff Age	54		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (6.89 x 112)	772		772	618	154
	PACN	Paving - Concrete / SIDEWALK TO GARAGE	36x4x0	Concrete		144	
	Qual 3	Cond 3	Year 1972	Eff Age	54		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (6.43 x 144)	926		926	741	185
	PACN	Paving - Concrete / BACK SIDEWALK	10x4x0	Concrete		40	
	Qual 3	Cond 3	Year 1972	Eff Age	54		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (7.93 x 40)	317		317	254	63