



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 300005440 Parcel ID 1070-00-205-001-0-001-00 Cadastral ID 1070-205-001-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 201 - 4T-BUFFALO-C Name ID 14733 RIOS, SALVADOR P.O. BOX 834 BUFFALO, OK 73834-0000 Parcel Location Situs 00422 NW THIRD ST Subdivision MILLER'S ADDN Lot/Block 0001 / 0205 Parcel Size 8 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					<p>1070-00-205-001-0-001-00 02/24/25</p>														
HOUSE / PORCH / SIDEWALK 2/24/2025																			
Legal Description Lat/Long: 36.83193394 -99.63206374					Building Permits														
MILLER'S ADD. BLOCK 205 LOTS 1 THRU 8					<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					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	627/723	CAMP, BEVERLY J.	07/26/2007	32,000	Q										
Parcel Valuation																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax											
Remove Cap		Land Value	7,050	7,050	12%	846	Assessed	6,316	497.32										
Year Frozen		Improvements	48,736	45,586		5,470	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-78.00										
TIF Project ID	0	Total Value	55,786	52,636		6,316	Total Taxable	5,316	419.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-300005440	RIOS, SALVADOR	201	55,786	1000	5,133	404.00												
2024	2024-300005440	RIOS, SALVADOR	201	60,904	1000	4,954	403.00												
2023	2023-300005440	RIOS, SALVADOR	201	54,317	1000	4,780	395.00												
2022	2022-300005440	RIOS, SALVADOR	201	47,304	1000	4,612	379.00												
2021	2021-300005440	RIOS, SALVADOR	201	45,403	1000	4,261	352.00												
2020	2020-300005440	RIOS, SALVADOR	201	45,403	1000	4,107	338.00												
2019	2019-0005440	RIOS, SALVADOR	201	45,403		3,958	328.00												
2018	2018-0005440	RIOS, SALVADOR	201	45,403		3,814	316.00												
2017	2017-0005440	RIOS, SALVADOR	201	45,403		3,674	305.00												
2016	2016-0005440	RIOS, SALVADOR	201	45,403		3,538	301.00												
2015	2015-0005440	RIOS, SALVADOR	201	45,554		3,406	270.00												
2014	2014-0005440	RIOS, SALVADOR	201	45,554		3,278	263.00												
2013	2013-0005440	RIOS, SALVADOR	201	40,175		3,153	251.00												



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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	200 x 117.5	
Lot Count		
Units Buildable	7050	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	23,500.00 x .30 = 7,050	
Factor Value		
Adjustments		
Lot Value	7,050	

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	1,264 / 1,264
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	2 / 1.0 /
Basement Area	, 1,264 Partition
Garage Type	336 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1956 / 70

HOUSE / PORCH / SIDEWALK	2/24/2025
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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	86.55	Total Misc Impr	+ 728
Roofing Adj	+ 4.12	Garage Cost	+ 10,236
Subfloor Adj	+ 0.00	Total RCN	= 145,555
Heat/Cool Adj	+ 10.77	Depreciation (70%)	- 101,888
Plumbing Adj	+ 5.04	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 43,667
Adj Base Cost	= 106.48	Lot Value	+ 7,050
Total Area	x 1,264	Indicated Value	= 50,717
Adjusted Cost	= 134,591	Value Per SqFt	40.12

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	43,667		
Lot Value	7,050		
Indicated Value	50,717	40.12	Per SqFt
Agland Value			
Site Improvements	4,146		
Total Value	54,863	43.40	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	3464	6x3	1956	18	40.45		728



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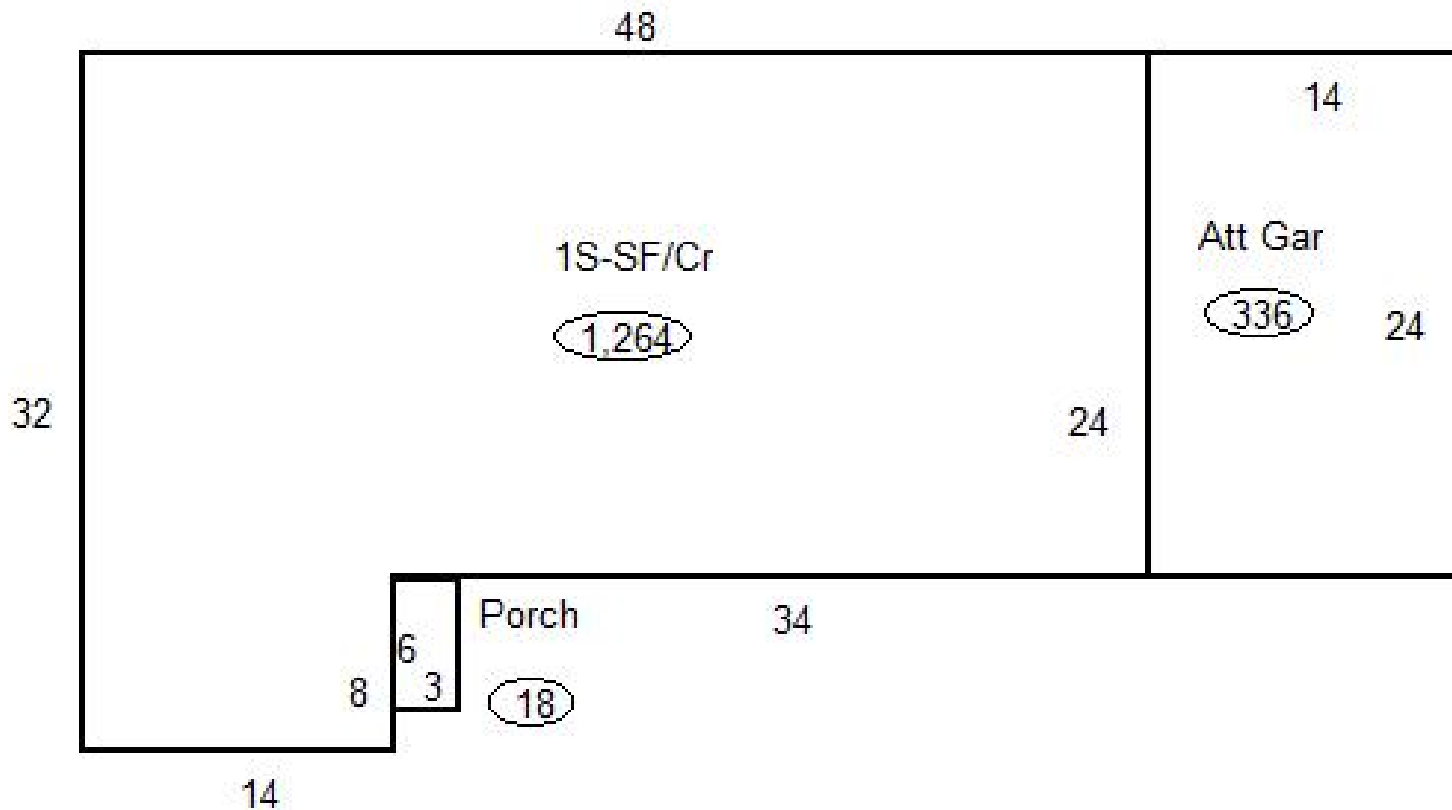
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Sketch Image

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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	RSPC		13	Porch	18	1.000	18
3	R	1	Crawl	13	1S-SF/Cr	1,264	1.000	1,264
Total Building Area						1,264		1,264



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / DRIVEWAY	52x25x0	Concrete		1,300
	Qual	3	Cond 3	Year 2020	Eff Age 6	
	Valuation Summary		Modifier Total	RCN	Depr (32% Phys/ % Func)	RCNLD
		Base Cost (4.03 x 1,300)	5,239	5,239	1,676	3,563
	CPAT	Carport - Attached	10x20x12	Concrete	Formed Metal	200
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (8.57 x 200)	1,714	1,714	1,371	343
	SHDS	Shed - Small	9x6x8	Dirt	Formed Metal	54
	Qual	2	Cond 2	Year 1985	Eff Age 49	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (22.20 x 54)	1,199	1,199	959	240