




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 300005453 Parcel ID 1070-00-206-020-0-001-00 Cadastral ID 1070-206-020-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 201 - 4T-BUFFALO-C Name ID 14743 MATTINGLY, BRYAN & MARY ANNE MATTINGLY P O BOX 38 BUFFALO OK 73834-0000 Parcel Location Situs 00404 NW SECOND ST Subdivision MILLER'S ADDN Lot/Block 0020 / 0206 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG\MILLERS School District 4-BUFFAL - 4-BUFFALO					 <p>1070-00-206-020-0-001-00 02/24/25</p>																								
HOUSE										2/24/2025																			
Legal Description					Building Permits																								
MILLERS ADD. BLOCK 206 LOTS 20-22-24; S 4.5' OF 18					<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															
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Exemptions					Sale History																								
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Code	Type	Active	Maximum	Exemption																									
H	Homestead	Yes	1,000	1,000																									
Bk/Pg	Grantor	Date	Price	Code																									
552/20	HUGABOOM, ELDON L. ETUX	01/21/2000	30,000	Q																									
Parcel Valuation																													
Source REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																					
Remove Cap		Land Value	2,803	2,527	12%	303	Assessed	5,921	466.22																				
Year Frozen		Improvements	56,535	46,812		5,618	Penalty	0																					
Uncapped Value 0		Mobile Home	0	0		0	Exemption	1,000	-79.00																				
TIF Project ID 0		Total Value	59,338	49,339		5,921	Total Taxable	4,921	387.00																				
Assessment History																													
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																						
2025	2025-300005453	MATTINGLY, BRYAN &	201	59,338	1000	4,748	374.00																						
2024	2024-300005453	MATTINGLY, BRYAN &	201	66,095	1000	4,581	373.00																						
2023	2023-300005453	MATTINGLY, BRYAN &	201	62,084	1000	4,418	365.00																						
2022	2022-300005453	MATTINGLY, BRYAN &	201	53,555	1000	4,261	351.00																						
2021	2021-300005453	MATTINGLY, BRYAN &	201	52,803	1000	3,931	325.00																						
2020	2020-300005453	MATTINGLY, BRYAN &	201	52,803	1000	3,787	312.00																						
2019	2019-0005453	MATTINGLY, BRYAN &	201	52,803		3,648	302.00																						
2018	2018-0005453	MATTINGLY, BRYAN &	201	52,803		3,513	291.00																						
2017	2017-0005453	MATTINGLY, BRYAN &	201	52,803		3,381	281.00																						
2016	2016-0005453	MATTINGLY, BRYAN &	201	52,803		3,254	277.00																						
2015	2015-0005453	MATTINGLY, BRYAN &	201	52,997		3,129	248.00																						
2014	2014-0005453	MATTINGLY, BRYAN &	201	52,997		3,010	241.00																						
2013	2013-0005453	MATTINGLY, BRYAN &	201	60,957		2,892	230.00																						



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Lot Data		Square-Foot - BUFFALO ORIGMILLERS	
Lot Size	0	0	
Lot Count			
Units Buildable	2803		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	9,343.00 x .30 =	2,803	
Factor Value			
Adjustments			
Lot Value	2,803		



HOUSE 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, Stucco
Base/Total Area	1,672 / 1,672
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Detached Garage - Unfinished
Remodel	ROOF -
Year/Eff Age	1940 / 65

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	66,113		
Lot Value	2,803		
Indicated Value	68,916	41.22	Per SqFt
Agland Value			
Site Improvements	6,619		
Total Value	75,535	45.18	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	83.16	Total Misc Impr	+ 1,512
Roofing Adj	+ 4.54	Garage Cost	+ 18,499
Subfloor Adj	+ 0.00	Total RCN	= 194,451
Heat/Cool Adj	+ 10.77	Depreciation (66%)	- 128,338
Plumbing Adj	+ 5.86	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 66,113
Adj Base Cost	= 104.33	Lot Value	+ 2,803
Total Area	x 1,672	Indicated Value	= 68,916
Adjusted Cost	= 174,440	Value Per SqFt	41.22

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	3516	5x4		20	9.78		196
PATO	Slab Porch - Open	3518	7x3		21	9.78		205
PATO	Raised Slab Porch - Open	3520	115		115	9.66		1,111



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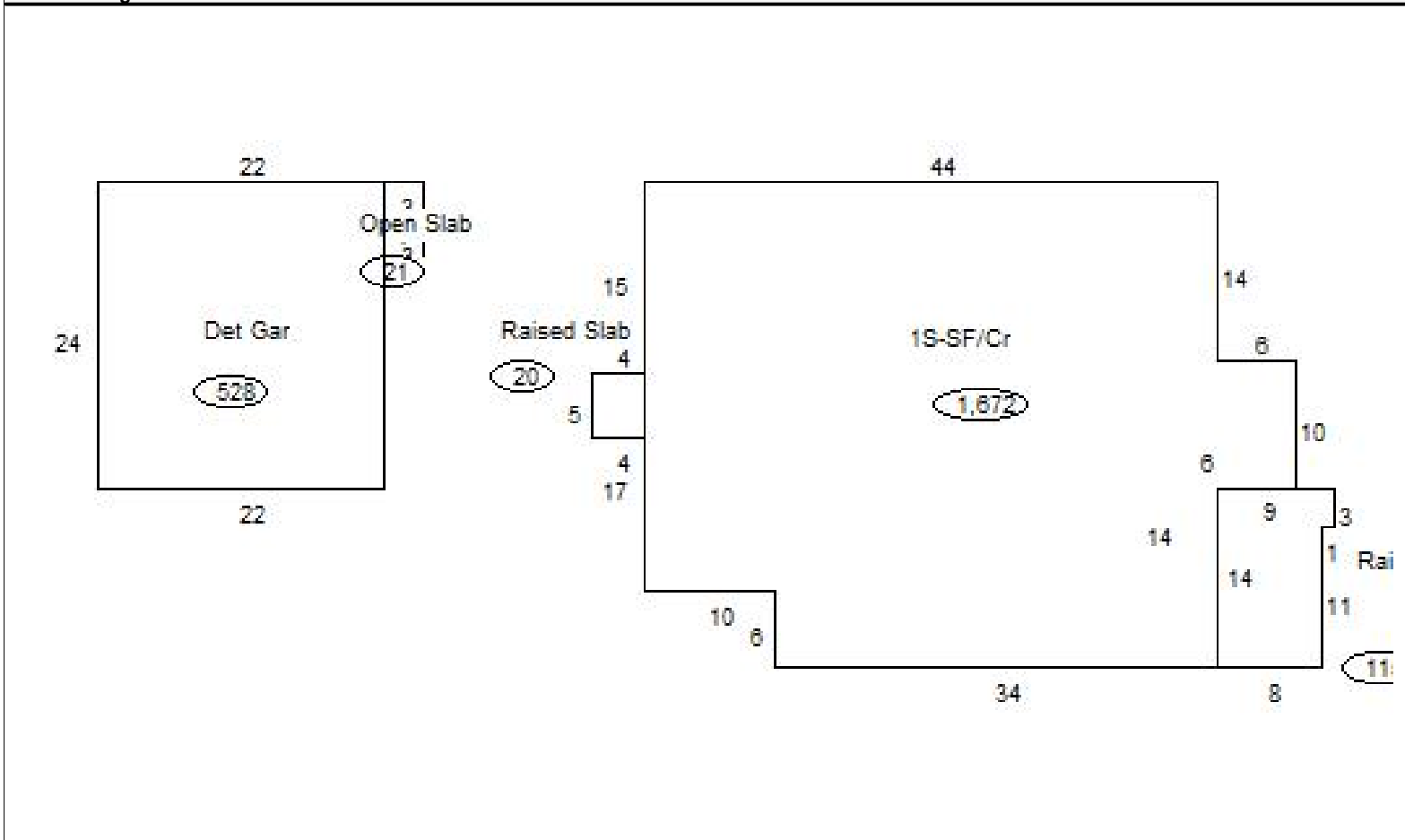
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Raised Slab	20	1.000	20
2	R	1	Crawl	20	1S-SF/Cr	1,672	1.000	1,672
3	M	PATO		20	Open Slab	21	1.000	21
4	G	2		20	Det Gar	528	1.000	528
5	M	PATO		20	Raised Slab	115	1.000	115
Total Building Area						1,672		1,672



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPDT	Carport - Detached NEW 2021 \$2600	20x12x8	Gravel	Formed Metal	240	
	Qual	4	Cond 3	Year 2022	Eff Age 4		
		Valuation Summary	Modifier Total	RCN	Depr (25% Phys/ 0% Func)	RCNLD	
		Base Cost (5.96 x 240)	1,430		1,430	358	1,072
	GRDT	LIVING BEHIND GARAGE	13x22x8	Concrete	Composition Shingle	286	
	Qual	3	Cond 3	Year 2000	Eff Age 26		
		Interior Finish (Residential)	Finished Area	Fixture Count		29	
		Valuation Summary	Modifier Total	RCN	Depr (54% Phys/ 0% Func)	RCNLD	
		Base Cost (41.84 x 286)	11,966	29	11,995	6,477	5,518
		PATO	Slab Porch - Open ON APT	4x4x0		16	
		Qual	2	Cond 2	Year 2000	Eff Age 31	
		Valuation Summary	Modifier Total	RCN	Depr (79% Phys/ 0% Func)	RCNLD	
		Base Cost (8.72 x 16)	140		140	111	29