



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:07:14
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Assessment Data					Primary Image									
Account	300005456													
Parcel ID	1070-00-207-002-0-001-00													
Cadastral ID	1070-207-002-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area 3												
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14746													
RUIZ, CARMEN MATA														
115 W FORESTER STREET														
PO BOX 227														
BUFFALO OK 73834-0000														
Parcel Location														
Situs	00422 NW FIRST ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0002 / 0207	Parcel Size 3 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG\MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description														
Lat/Long: 36.83331239 -99.63091430														
MILLERS ADD. BLOCK 207 LOTS 2-4-6														
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
EMPTY LOT 2/24/2025														
Exemptions														
Code	Type	Active	Maximum	Exemption										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
739/241	CULLENS, BRENDA	08/14/2018	6,000	21										
595/250	CULLINS, TREVIS	07/27/2004	4,666	FT										
497/680	WILKINSON, LORA ADLAH	07/26/1994	4,500	PQ										
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%	317	Assessed	4,781						
Year Frozen		Improvements	40,459	37,200		4,464	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0.00						
TIF Project ID	0	Total Value	43,103	39,844		4,781	Total Taxable	4,781						
376.00														
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005456	RUIZ, CARMEN MATA	201	43,103	0	4,553	359.00							
2024	2024-300005456	RUIZ, CARMEN MATA	201	25,713	0	2,173	177.00							
2023	2023-300005456	RUIZ, CARMEN MATA	201	23,598	0	2,069	171.00							
2022	2022-300005456	RUIZ, CARMEN MATA	201	16,424	0	1,971	162.00							
2021	2021-300005456	RUIZ, CARMEN MATA	201	17,164	0	2,059	170.00							
2020	2020-300005456	RUIZ, CARMEN MATA	201	17,164	0	2,059	169.00							
2019	2019-0005456	RUIZ, CARMEN MATA	201	17,164		2,060	171.00							
2018	2018-0005456	RUIZ, CARMEN MATA	201	17,164		2,060	171.00							
2017	2017-0005456	CULLINS, BRENDA	201	17,164		2,060	171.00							
2016	2016-0005456	CULLINS, BRENDA	201	17,164		2,060	175.00							
2015	2015-0005456	CULLINS, BRENDA	201	17,216		2,066	164.00							
2014	2014-0005456	CULLINS, BRENDA	201	17,216		2,066	166.00							
2013	2013-0005456	CULLINS, BRENDA	201	27,072		2,124	169.00							



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Lot Data		Square-Foot - BUFFALO ORIGMILLERS	
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		



EMPTY LOT 2/24/2025

Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

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	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 2,644
Total Area	x	Indicated Value	= 2,644
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	2,644		
Indicated Value	2,644	0.00	Per SqFt
Agland Value			
Site Improvements			
Total Value	2,644	0.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value