



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 300005463 Parcel ID 1070-00-208-001-0-001-00 Cadastral ID 1070-208-001-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 201 - 4T-BUFFALO-C Name ID 18056 MATA, ESMERALDA P O BOX 123 BUFFALO OK 73834-0000 Parcel Location Situs 00425 NW FIRST ST Subdivision MILLER'S ADDN Lot/Block 0001 / 0208 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					<p>1070-00-208-001-0-001-00 02/24/25</p> <p>FRONT/SIDE OF HOUSE + SLAB STEPS 2/24/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.83279625 -99.63283891 MILLERS ADD. BLOCK 208 LOTS W 100' OF 1-3-5 & N2 OF 7 LESS 9' X 31' STRIP IN SE CORNER																																																																																																																									
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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	0 0	<p>1070-00-208-001-0-001-00 02/24/25</p>
Lot Count		
Units Buildable	2673	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	8,909.00 x .30 = 2,673	
Factor Value		
Adjustments		
Lot Value	2,673	

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.95 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	572 / 572
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
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	1945 / 89

FRONT/SIDE OF HOUSE + SLAB STEPS 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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	13,728		
Lot Value	2,673		
Indicated Value	16,401	28.67	Per SqFt
Agland Value			
Site Improvements	461		
Total Value	16,862	29.48	Total Value Per SqFt

Cost Approach Manual :

Base Cost	101.70	Total Misc Impr	+	292
Roofing Adj	+ 4.91	Garage Cost	+	
Subfloor Adj	+ 0.12	Total RCN	=	68,640
Heat/Cool Adj	+ 1.71	Depreciation (80%)	-	54,912
Plumbing Adj	+ 11.05	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	13,728
Adj Base Cost	= 119.49	Lot Value	+	2,673
Total Area	x 572	Indicated Value	=	16,401
Adjusted Cost	= 68,348	Value Per SqFt		28.67

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Patio - Open	3556	5x3		15	9.72		146
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Harper

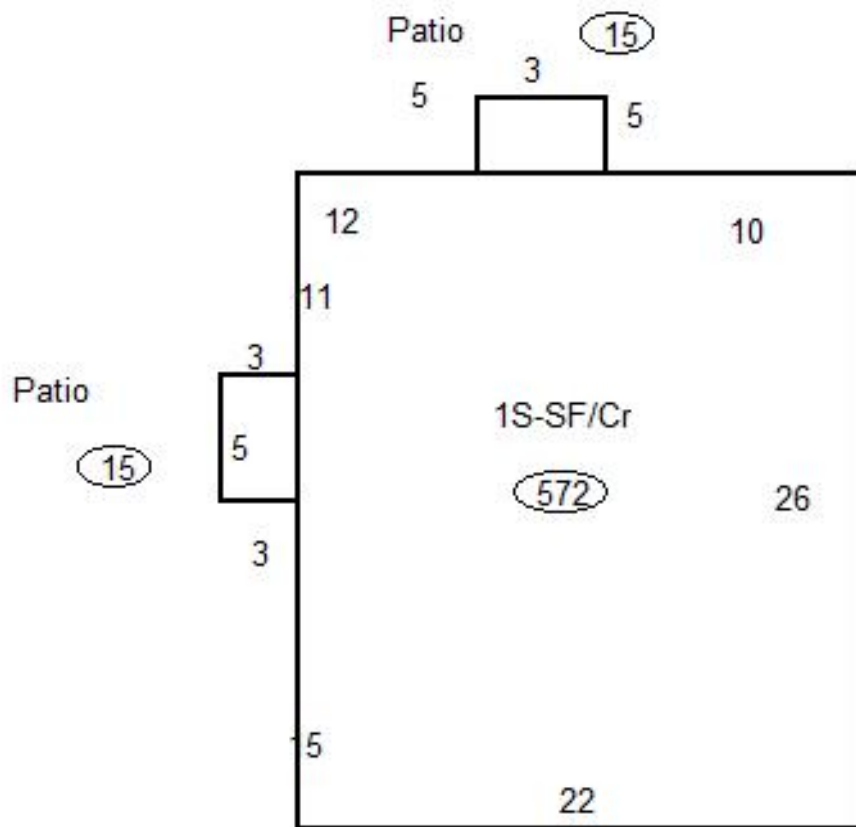
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Sketch Image

300005463



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		10	Patio	15	1.000	15
2	M	PATO		10	Patio	15	1.000	15
3	R	1	Crawl	10	1S-SF/Cr	572	1.000	572
Total Building Area						572		572



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete BASE OF OLD HOUSE	35x20x0			700
	Qual	1	Cond 1	Year 1945	Eff Age 113	
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (3.29 x 700)	2,303	2,303	1,842	461