




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:07:23  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300005465 <b>Parcel ID</b> 1070-00-208-002-0-001-00 <b>Cadastral ID</b> 1070-208-002-00-0-001-00 <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> 18056 MATA, ESMERALDA  P O BOX 123 BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 00424 N HOY ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0002 / 0208 <b>Parcel Size</b> 2 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO					 <p>1070-00-208-002-0-001-00 02/24/25</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.83744755 -99.62571688 MILLERS ADD. BLOCK 208 LOTS 2-4 BOOK 781 PAGE 318 CORRECTION DEED										<b>Building Permits</b> <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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Lot Data		Square-Foot - BUFFALO ORIGMILLERS
Lot Size	50	x 100
Lot Count		
Units Buildable	1500	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	5,000.00 x .30 = 1,500	
Factor Value		
Adjustments		
Lot Value	1,500	



FRONT OF HOUSE 2/24/2025

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	560 / 560
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	520 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1950 / 91

### 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	104.01	Total Misc Impr	+ 68
Roofing Adj	+ 4.96	Garage Cost	+ 13,998
Subfloor Adj	+ 0.00	Total RCN	= 82,436
Heat/Cool Adj	+ 1.73	Depreciation ( 80%)	- 65,949
Plumbing Adj	+ 11.39	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 16,487
Adj Base Cost	= 122.09	Lot Value	+ 1,500
Total Area	x 560	Indicated Value	= 17,987
Adjusted Cost	= 68,370	Value Per SqFt	32.12

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	16,487		
Lot Value	1,500		
Indicated Value	17,987	32.12	Per SqFt
Agland Value			
Site Improvements	618		
Total Value	18,605	33.22	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	3563	2x2		4	17.11		68



Harper

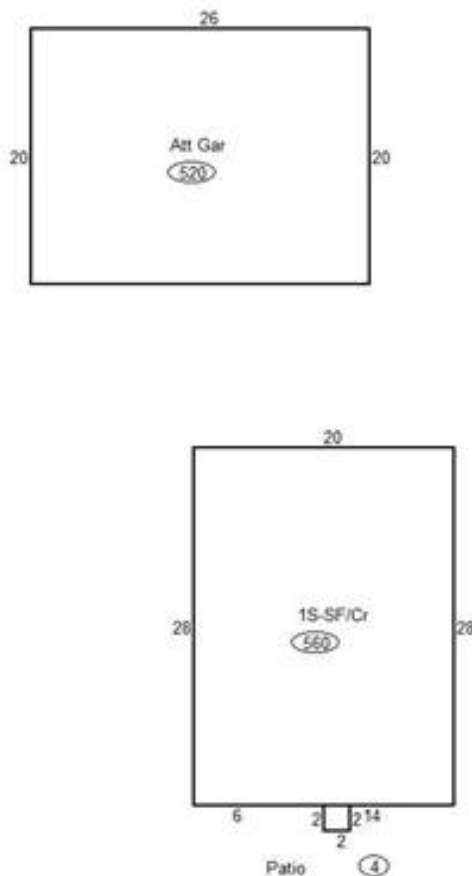
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		10	Att Gar	520	1.000	520
2	M	PATC		10	Patio	4	1.000	4
3	R	1	Crawl	10	1S-SF/Cr	560	1.000	560
<b>Total Building Area</b>						560		560



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PATC	Patio - Covered BACK OF HOUSE	11x6x0			66	
	Qual	3	Cond 3	Year 2014	Eff Age 12		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (54% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (17.11 x 66)		1,129		1,129	610	519
	PACN	Paving - Concrete	25x3x0			75	
	Qual	2	Cond 2	Year 1950	Eff Age 91		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (6.62 x 75)		497		497	398	99