




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 300005468 Parcel ID 1070-00-208-008-0-001-00 Cadastral ID 1070-208-008-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 201 - 4T-BUFFALO-C Name ID 14752 MATA, ESMERALDA & MARIA TERESA MATA PO BOX 123 BUFFALO OK 73834-0000 Parcel Location Situs 00416 N HOY ST Subdivision MILLER'S ADDN Lot/Block 0008 / 0208 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					 <p>FRONT OF HOUSE 2/24/2025</p>																																																																																																																			
Legal Description Lat/Long: 36.83584268 -99.62857100 MILLERS ADD. BLOCK 208 LOTS 8-10; E 35' OF 9; S2 OF E 35' OF 7																																																																																																																								
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Lot Data		Square-Foot - BUFFALO ORIGMILLERS	
Lot Size	0	0	
Lot Count			
Units Buildable	1894		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	6,313.00 x .30 =	1,894	
Factor Value			
Adjustments			
Lot Value	1,894		



FRONT OF HOUSE 2/24/2025

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	936 / 1,404
Style	100% 1 1/2 Story Finished
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	6 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	264 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1940 / 78

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	36,720		
Lot Value	1,894		
Indicated Value	38,614	27.50	Per SqFt
Agland Value			
Site Improvements	1,288		
Total Value	39,902	28.42	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	82.79	Total Misc Impr	+ 854
Roofing Adj	+ 3.43	Garage Cost	+ 13,603
Subfloor Adj	+ 0.00	Total RCN	= 146,882
Heat/Cool Adj	+ 1.97	Depreciation (75%)	- 110,162
Plumbing Adj	+ 6.13	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 36,720
Adj Base Cost	= 94.32	Lot Value	+ 1,894
Total Area	x 1,404	Indicated Value	= 38,614
Adjusted Cost	= 132,425	Value Per SqFt	27.50

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Patio - Open	3568	5x5		25	11.02		276
PATC	Patio - Covered	3569	6x5		30	19.27		578



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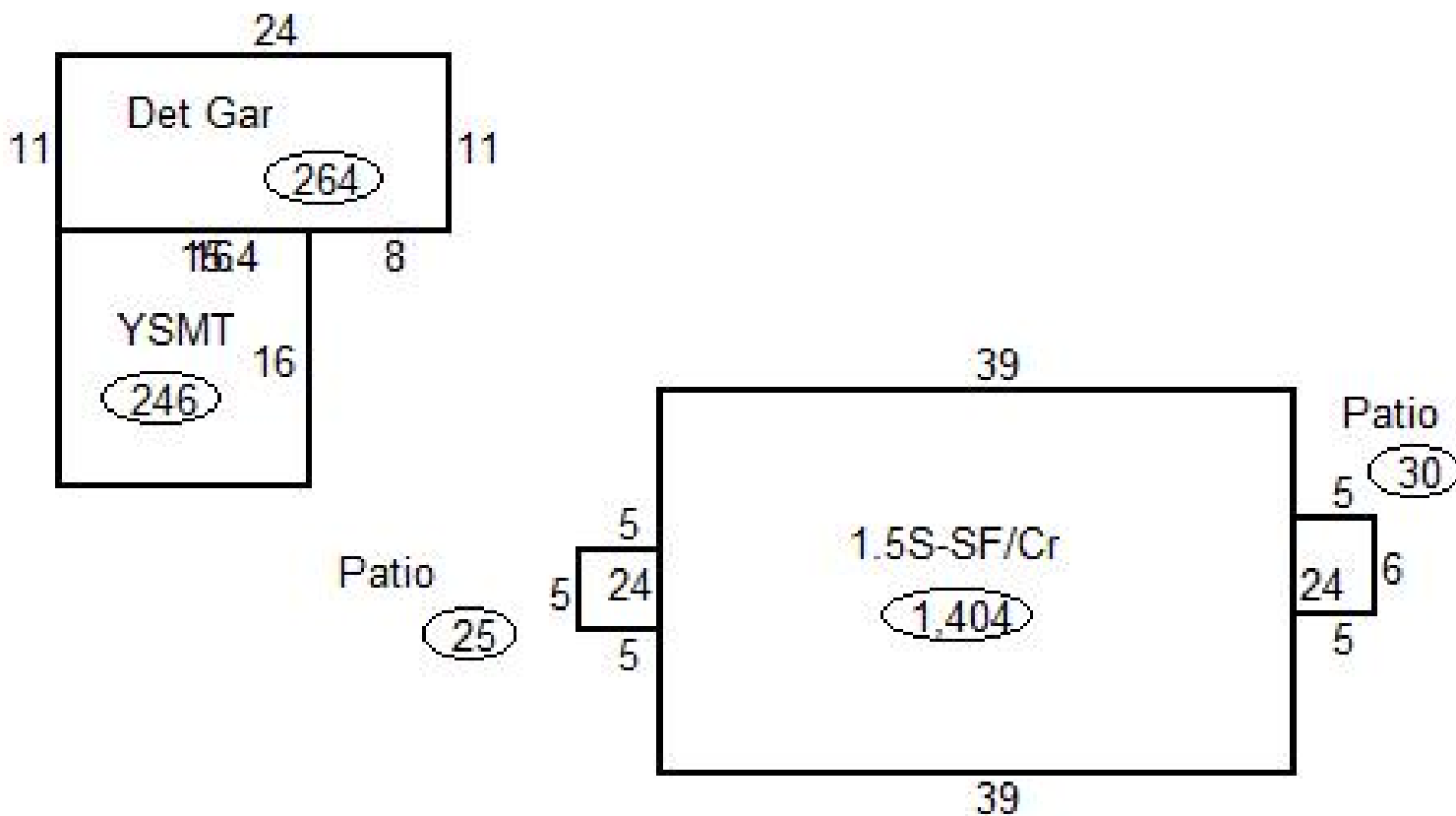
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Patio	25	1.000	25
2	M	PATC		20	Patio	30	1.000	30
3	G	2		20	Det Gar	264	1.000	264
4	R	5	Crawl	20	1.5S-SF/Cr	936	1.500	1,404
5	O	SHDS		20	YSMT	246	1.000	246
Total Building Area						936		1,404



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PACN	Concr Walk/Edge Front-Back	121x2x0			242	
	Qual	3	Cond 2	Year 2000	Eff Age 31		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (5.02 x 242)	1,215		1,215	972	243
	SHDS	Yard Shed - Metal	15.4x16x0		Galvanized Metal	246	
	Qual	4	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ 0% Func)	RCNLD	
		Base Cost (21.23 x 246)	5,223		5,223	4,178	1,045