



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:07:32
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Assessment Data					Primary Image																																																																																																																				
Account 300005474 Parcel ID 1070-00-208-022-0-001-00 Cadastral ID 1070-208-022-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 201 - 4T-BUFFALO-C Name ID 14755 RIVERA, IGNACIO & LUPE RIVERA PO BOX 832 BUFFALO OK 73834-0000 Parcel Location Situs 00404 N HOY ST Subdivision MILLER'S ADDN Lot/Block 0022 / 0208 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					<p>1070-00-208-022-0-001-00 02/24/25</p> <p>FRONT OF HOUSE 2/24/2025</p>																																																																																																																				
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Lot Data		Square-Foot - BUFFALO ORIGMILLERS	
Lot Size	0	0	
Lot Count			
Units Buildable	2070		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	6,900.00 x .30 = 2,070		
Factor Value			
Adjustments			
Lot Value	2,070		



FRONT OF HOUSE 2/24/2025

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	812 / 1,218
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	4 / 1.0 /
Basement Area	
Garage Type	480 Carport - Gable Roof
Remodel	PARTIAL -
Year/Eff Age	1940 / 64

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	47,015		
Lot Value	2,070		
Indicated Value	49,085	40.30	Per SqFt
Agland Value			
Site Improvements	559		
Total Value	49,644	40.76	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	78.67	Total Misc Impr	+ 11,160
Roofing Adj	+ 3.15	Garage Cost	+ 4,023
Subfloor Adj	+ 0.00	Total RCN	= 134,328
Heat/Cool Adj	+ 10.77	Depreciation (65%)	- 87,313
Plumbing Adj	+ 5.24	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 47,015
Adj Base Cost	= 97.82	Lot Value	+ 2,070
Total Area	x 1,218	Indicated Value	= 49,085
Adjusted Cost	= 119,145	Value Per SqFt	40.30

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Patio - Open	3594	16x5		80	9.78		782
PATO	Patio - Open	3595	2x2		4	9.78		39
EPSW	Enclosed Porch - Solid Wall	3598	25x7		175	59.08		10,339



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Wood Storage\Carport	24x5x8	Base	Composition Shingle	120
	Qual	3	Cond 3	Year 1993	Eff Age 33	
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ 0% Func)		RCNLD
Base Cost (23.29 x 120)		2,795		2,795		2,236
						559