




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:07:57  
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Assessment Data					Primary Image																													
<b>Account</b> 300005499 <b>Parcel ID</b> 1070-00-212-013-0-001-00 <b>Cadastral ID</b> 1070-212-013-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 2 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 14773 LOPEZ, JOEL ROMAN & ALMA YOLANDA LOPEZ  P O BOX 941 BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 00407 NE THIRD ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0013 / 0212 <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>1070-00-212-013-0-001-00 02/26/24</p>																													
<b>HOUSE</b> 3/4/2024																																		
Legal Description					Building Permits																													
MILLERS ADD BLOCK 212 LOTS 13-15					<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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Bk/Pg	Grantor	Date	Price	Code																														
602/62	SHAW, GEORGE E., JR	04/14/2005	3,000	U																														
/	LOPEZ, JOEL ROMAN AND																																	
Parcel Valuation																																		
Source REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																										
Remove Cap		Land Value	1,763	1,763	12%	212	Assessed	3,024	238.11																									
Year Frozen		Improvements	23,635	23,430		2,812	Penalty	0																										
Uncapped Value 0		Mobile Home	0	0		0	Exemption	0	0.00																									
TIF Project ID 0		Total Value	25,398	25,193		3,024	Total Taxable	3,024	238.00																									
Assessment History																																		
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																											
2025	2025-300005499	LOPEZ, JOEL ROMAN &	201	25,398	0	2,880	227.00																											
2024	2024-300005499	LOPEZ, JOEL ROMAN &	201	26,360	0	2,743	223.00																											
2023	2023-300005499	LOPEZ, JOEL ROMAN &	201	23,942	0	2,612	216.00																											
2022	2022-300005499	LOPEZ, JOEL ROMAN &	201	21,422	0	2,488	205.00																											
2021	2021-300005499	LOPEZ, JOEL ROMAN AND	201	14,299	0	1,615	133.00																											
2020	2020-300005499	LOPEZ, JOEL ROMAN AND	201	13,405	0	1,538	127.00																											
2019	2019-0005499	LOPEZ, JOEL ROMAN AND	201	13,405		1,465	121.00																											
2018	2018-0005499	LOPEZ, JOEL ROMAN AND	201	13,405		1,395	116.00																											
2017	2017-0005499	LOPEZ, JOEL ROMAN AND	201	13,405		1,329	110.00																											
2016	2016-0005499	LOPEZ, JOEL ROMAN AND	201	13,405		1,266	108.00																											
2015	2015-0005499	LOPEZ, JOEL ROMAN AND	201	13,447		1,205	96.00																											
2014	2014-0005499	LOPEZ, JOEL ROMAN AND	201	13,447		148	12.00																											
2013	2013-0005499	LOPEZ, JOEL ROMAN AND	201	13,289		115	9.00																											



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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	50 x 117.5	
Lot Count		
Units Buildable	1763	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	5,875.00 x .30 = 1,763	
Factor Value		
Adjustments		
Lot Value	1,763	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	814 / 814
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1950 / 76

HOUSE	3/4/2024
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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	

Cost Approach		Manual :	
Base Cost	97.31	Total Misc Impr	+ 196
Roofing Adj	+ 5.53	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 91,690
Heat/Cool Adj	+ 1.73	Depreciation ( 74%)	- 67,851
Plumbing Adj	+ 7.83	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 23,839
Adj Base Cost	= 112.40	Lot Value	+ 1,763
Total Area	x 814	Indicated Value	= 25,602
Adjusted Cost	= 91,494	Value Per SqFt	31.45

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	23,839		
Lot Value	1,763		
Indicated Value	25,602	31.45	Per SqFt
Agland Value			
Site Improvements			
Total Value	25,602	31.45	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	11661	5x4		20	9.78		196



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Sketch Image

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Open Slab

20

5

4

26

1S-SF/Cr

814

26

29

15

5

12

5

2

Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	814	1.000	814
2	M	PATO		20	Open Slab	20	1.000	20
<b>Total Building Area</b>						814		814