



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026

Time 07:08:17

Page 1

Assessment Data					Primary Image																																							
<b>Account</b> 300005520 <b>Parcel ID</b> 1070-00-227-009-0-001-00 <b>Cadastral ID</b> 1070-227-009-00-0-001-00 <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> 14569 MATA, BRENDA  PO BOX 503 BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 00513 NE THIRD ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0009 / 0227 <b>Parcel Size</b> 3 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO																																												
HOUSE										3/4/2024																																		
Legal Description					Building Permits																																							
MILLER'S ADD. BLOCK 227 LOTS 9-11-13					<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																														
Number	Description	Opened	Closed	Amount																																								
Exemptions					Sale History																																							
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>612/485</td> <td>PAINTER, REBECCA</td> <td>03/31/2006</td> <td>38,000</td> <td>Q</td> </tr> <tr> <td>586/646</td> <td>HOUSEHOLD FINANCE CORP</td> <td>08/26/2003</td> <td>18,000</td> <td>U</td> </tr> <tr> <td>548/586</td> <td>BENTLEY, WILLIS L., ETUX</td> <td>09/14/1999</td> <td>35,000</td> <td>PQ</td> </tr> <tr> <td>533/841</td> <td>MARTIN, JOE, ETUX</td> <td>03/30/1998</td> <td>6,500</td> <td>PQ</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	612/485	PAINTER, REBECCA	03/31/2006	38,000	Q	586/646	HOUSEHOLD FINANCE CORP	08/26/2003	18,000	U	548/586	BENTLEY, WILLIS L., ETUX	09/14/1999	35,000	PQ	533/841	MARTIN, JOE, ETUX	03/30/1998	6,500	PQ
Code	Type	Active	Maximum	Exemption																																								
Bk/Pg	Grantor	Date	Price	Code																																								
612/485	PAINTER, REBECCA	03/31/2006	38,000	Q																																								
586/646	HOUSEHOLD FINANCE CORP	08/26/2003	18,000	U																																								
548/586	BENTLEY, WILLIS L., ETUX	09/14/1999	35,000	PQ																																								
533/841	MARTIN, JOE, ETUX	03/30/1998	6,500	PQ																																								
Parcel Valuation																																												
Source REAL		Fair Cash		Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																																			
Remove Cap	2020	Land Value	2,644	2,644	12%	317	Assessed	7,200	566.93																																			
Year Frozen		Improvements	57,362	57,362		6,883	Penalty	0																																				
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00																																			
TIF Project ID	0	Total Value	60,006	60,006		7,200	Total Taxable	7,200	567.00																																			
Assessment History																																												
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																					
2025	2025-300005520	MATA, BRENDA	201	60,006	0	7,200	567.00																																					
2024	2024-300005520	MATA, BRENDA	201	62,810	0	7,266	592.00																																					
2023	2023-300005520	MATA, BRENDA	201	62,358	0	6,920	572.00																																					
2022	2022-300005520	MATA, BRENDA	201	54,923	0	6,590	542.00																																					
2021	2021-300005520	MATA, BRENDA	201	56,114	0	6,733	556.00																																					
2020	2020-300005520	MATA, BRENDA	201	55,384	0	6,646	547.00																																					
2019	2019-0005520	MATA, BRENDA	201	51,983		6,237	517.00																																					
2018	2018-0005520	MATA, BRENDA	201	41,791		5,014	416.00																																					
2017	2017-0005520	MATA, BRENDA	201	41,791		5,014	417.00																																					
2016	2016-0005520	MATA, BRENDA	201	41,791		5,014	427.00																																					
2015	2015-0005520	MATA, BRENDA	201	41,932		5,031	399.00																																					
2014	2014-0005520	MATA, BRENDA	201	41,932		5,031	403.00																																					
2013	2013-0005520	MATA, BRENDA	201	45,053		5,028	400.00																																					



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:08:17  
 Page 2

Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	75 x 117.5	
Lot Count		
Units Buildable	2644	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	8,812.50 x .30 = 2,644	
Factor Value		
Adjustments		
Lot Value	2,644	

Residential Data	
Type	1 Single Family Residence
Condition	3.25 - Average
Quality	3.25 - Average
Architecture	TRAD TRADITIONAL
Style	100% Two Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	952 / 1,904
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1945 / 77

HOUSE	3/4/2024
-------	----------

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	72.97	Total Misc Impr	+ 4,493
Roofing Adj	+ 2.46	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 180,613
Heat/Cool Adj	+ 11.55	Depreciation ( 75%)	- 135,460
Plumbing Adj	+ 5.52	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 45,153
Adj Base Cost	= 92.50	Lot Value	+ 2,644
Total Area	x 1,904	Indicated Value	= 47,797
Adjusted Cost	= 176,120	Value Per SqFt	25.10

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	45,153		
Lot Value	2,644		
Indicated Value	47,797	25.10	Per SqFt
Agland Value			
Site Improvements	9,546		
Total Value	57,343	30.12	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	3706	12x6	1945	72	10.40		749
PATC	Patio - Covered	10738	34x7	2021	238	15.73		3,744



Harper

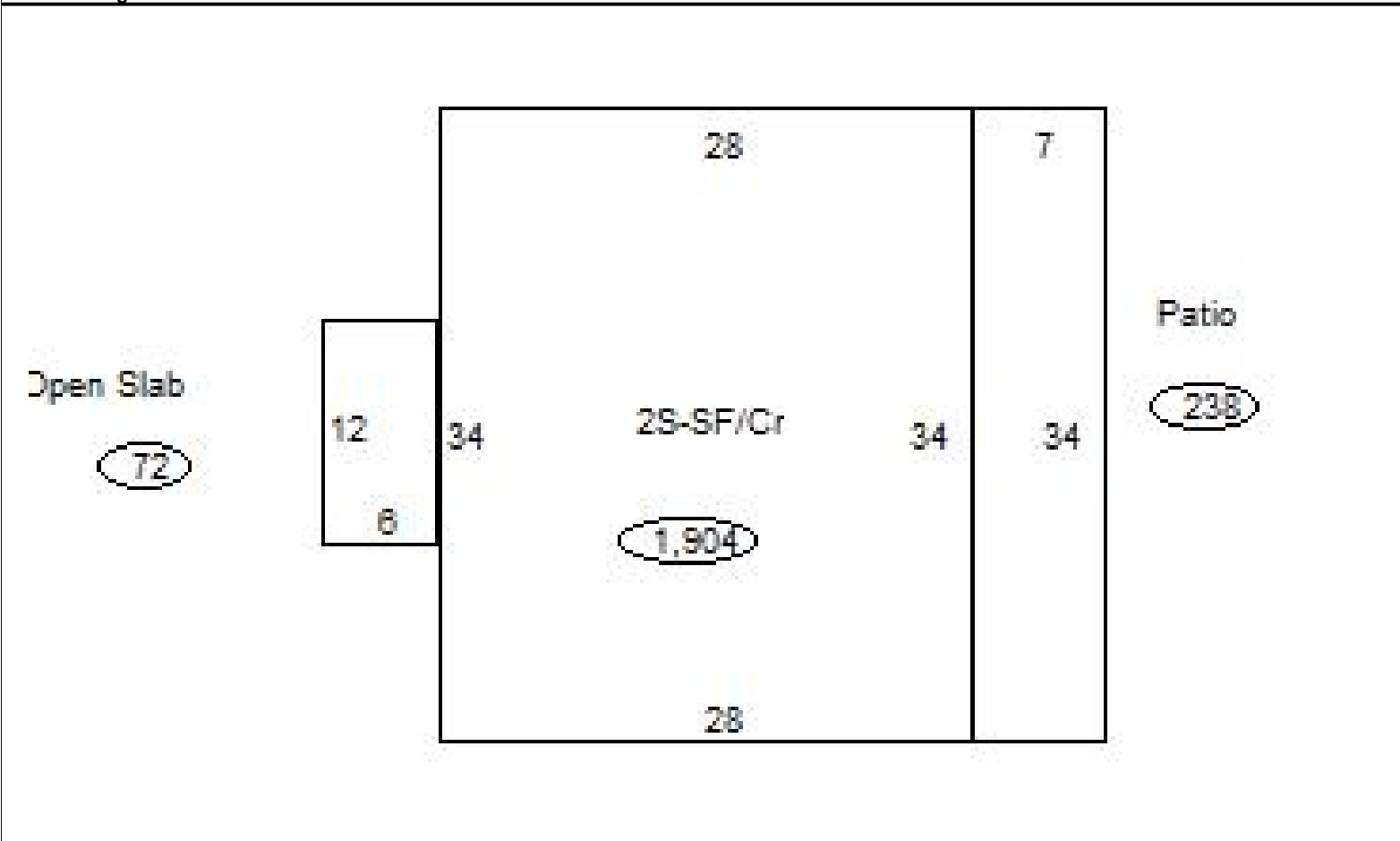
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:08:17  
 Page 3

Sketch Image

300005520



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Open Slab	72	1.000	72
2	R	2	Crawl	20	2S-SF/Cr	952	2.000	1,904
3	M	PATC		20	Patio	238	1.000	238
<b>Total Building Area</b>						952		1,904



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:08:17  
Page 4

300005520

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPRV	Carport - RV	80x20x20	Gravel	Formed Metal	1,600
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2020	<b>Eff Age</b> 6		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ 0% Func)</b>	<b>RCNLD</b>
Base Cost (6.78 x 1,600)	10,848		10,848	4,014	6,834

	SHDS	Yard Shed - Metal	12x16x0			192
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 0	<b>Eff Age</b> 2026		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (32% Phys/ 0% Func)</b>	<b>RCNLD</b>
Base Cost (20.77 x 192)	3,988		3,988	1,276	2,712