




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 300005563 Parcel ID 1070-00-232-019-0-001-00 Cadastral ID 1070-232-019-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 201 - 4T-BUFFALO-C Name ID 14746 RUIZ, CARMEN MATA 115 W FORESTER STREET PO BOX 227 BUFFALO OK 73834-0000 Parcel Location Situs 00115 W FORESTER ST Subdivision MILLER'S ADDN Lot/Block 0019 / 0232 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					 <p>1070-00-232-019-0-001-00 02/24/25</p> <p>FRONT OF HOUSE 2/24/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.83259749 -99.63254787 MILLERS ADD BLOCK 232 LOTS 19-21-23;W 16' OF LOTS 20-22-24																																																																																																																									
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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	3004	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,014.00 x .30 = 3,004	
Factor Value		
Adjustments		
Lot Value	3,004	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Masonry, Brick/Stone
Base/Total Area	2,106 / 2,106
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	2,106
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	576 Carport - Shed Roof 2 Stalls
Remodel	
Year/Eff Age	1968 / 70



FRONT OF HOUSE 2/24/2025

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	84.45	Total Misc Impr	+ 4,043
Roofing Adj	+ 4.55	Garage Cost	+ 7,236
Subfloor Adj	+ -1.81	Total RCN	= 227,355
Heat/Cool Adj	+ 10.77	Depreciation (70%)	- 159,149
Plumbing Adj	+ 4.65	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 68,206
Adj Base Cost	= 102.60	Lot Value	+ 3,004
Total Area	x 2,106	Indicated Value	= 71,210
Adjusted Cost	= 216,076	Value Per SqFt	33.81

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	68,206		
Lot Value	3,004		
Indicated Value	71,210	33.81	Per SqFt
Agland Value			
Site Improvements	24,756		
Total Value	95,966	45.57	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	3801	16x10		160	16.29		2,606
PATC	Patio - Covered	3803	14x6		84	17.11		1,437



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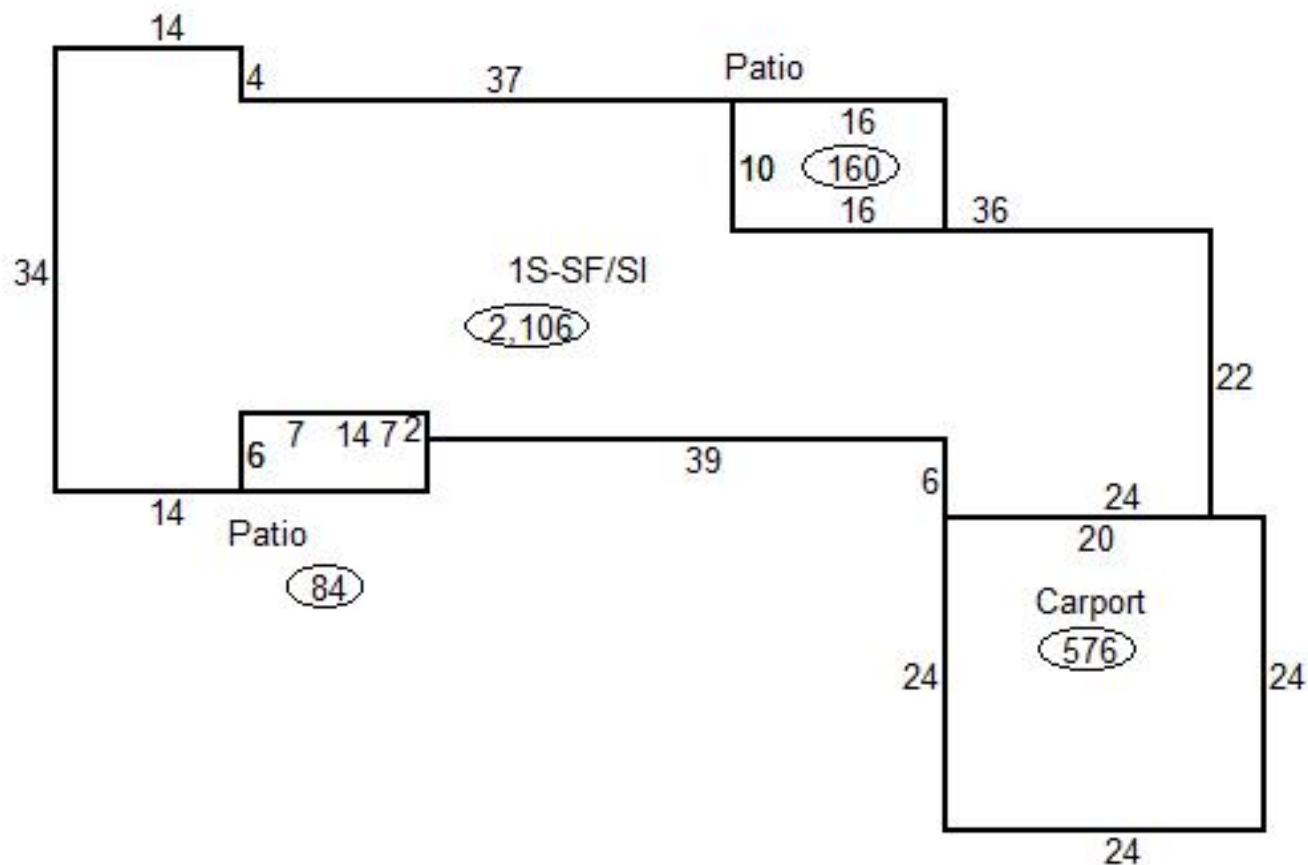
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Sketch Image

300005563



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	2,106	1.000	2,106
2	M	PATC		20	Patio	160	1.000	160
3	G	4		20	Carport	576	1.000	576
4	M	PATC		20	Patio	84	1.000	84
Total Building Area						2,106		2,106



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete Drive	34x24x0			816
	Qual	3	Cond 3	Year 2021	Eff Age 5	
	Valuation Summary		Modifier Total	RCN	Depr (27% Phys/ % Func)	RCNLD
	Base Cost (4.11 x 816)	3,354		3,354	906	2,448
	UTIL	Utility SM W/F NEW FOR 2018	30x30x0		Formed Metal	900
	Qual	3	Cond 3	Year 2017	Eff Age 9	
	Valuation Summary		Modifier Total	RCN	Depr (17% Phys/ 0% Func)	RCNLD
	Base Cost (28.06 x 900)	25,254		25,254	4,293	20,961
	PACN	Paving - Concrete Pad-Back Yard	15x12x0			180
	Qual	3	Cond 3	Year 2014	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD
	Base Cost (5.92 x 180)	1,066		1,066	736	330
	SHDS	Storage Shed	8x96x0			80
	Qual	3	Cond 3	Year 2006	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ 0% Func)	RCNLD
	Base Cost (25.91 x 80)	2,073		2,073	1,223	850
	PACN	Paving - Concrete Walk	31x4x0			124
	Qual	3	Cond 3	Year 1990	Eff Age 36	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (6.72 x 124)	833		833	666	167