



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:09:20
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Assessment Data					Primary Image																																																																																																																				
Account 300005586 Parcel ID 1070-00-247-016-0-001-00 Cadastral ID 1070-247-016-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 201 - 4T-BUFFALO-C Name ID 25119 PEREZ, MARIA E. GOMEZ & HORTENCIA PEREZ ESTRADA PO BOX 271 BUFFALO OK 73834- Parcel Location Situs 00604 NW FIRST ST Subdivision MILLER'S ADDN Lot/Block 0016 / 0247 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG\MILLERS School District 4-BUFFAL - 4-BUFFALO					<p>1070-00-247-016-0-001-00 02/24/25</p>																																																																																																																				
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Lot Data		Square-Foot - BUFFALO ORIGMILLERS
Lot Size	125	x 110
Lot Count		
Units Buildable	4125	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	13,750.00 x .30 = 4,125	
Factor Value		
Adjustments		
Lot Value	4,125	



HOUSE 2/24/2025

Residential Data	
Type	6 Mobile Home 48 x 28
Condition	2.75 - Fair
Quality	2.5 - Fair
Architecture	
Style	100% Double Wide
Exterior Wall	100% Lap
Base/Total Area	1,344 / 1,344
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1988 / 40

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	22,919		
Lot Value	4,125		
Indicated Value	27,044	20.12	Per SqFt
Agland Value			
Site Improvements			
Total Value	27,044	20.12	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	46.58	Total Misc Impr	+ 7,095
Roofing Adj	+ 2.18	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 84,886
Heat/Cool Adj	+ 2.64	Depreciation (73%)	- 61,967
Plumbing Adj	+ 6.47	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 22,919
Adj Base Cost	= 57.88	Lot Value	+ 4,125
Total Area	x 1,344	Indicated Value	= 27,044
Adjusted Cost	= 77,791	Value Per SqFt	20.12

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	3901	7x6	1995	42	24.28		1,020
WODC	Wood Deck - Covered	3902	24x8	2021	192	31.64		6,075



Harper

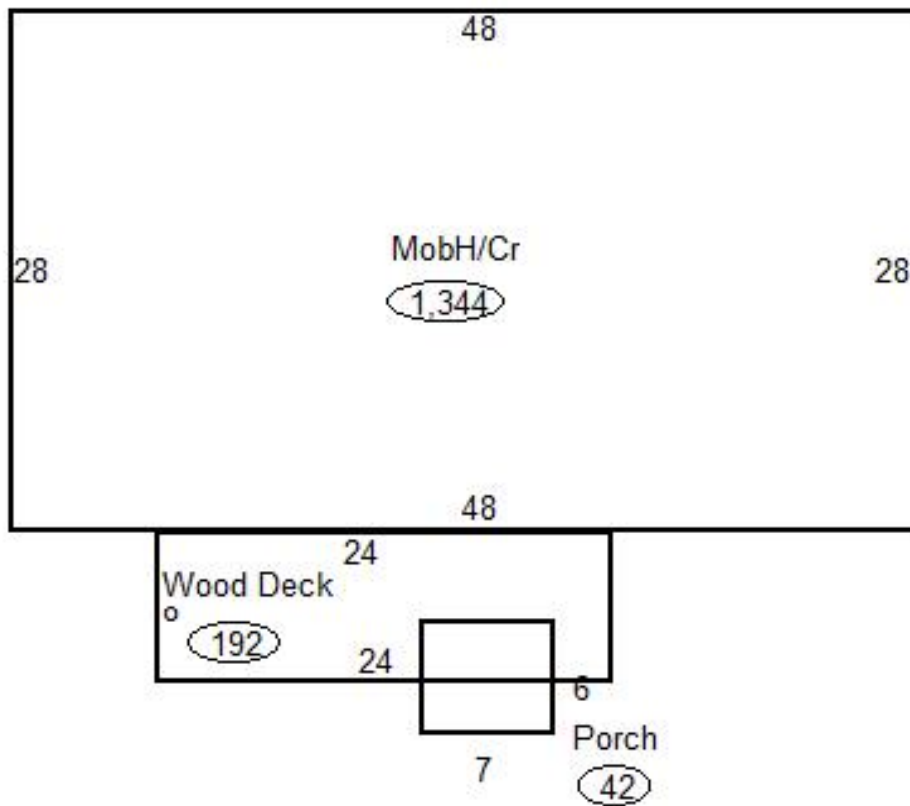
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Sketch Image

300005586



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		13	Porch	42	1.000	42
2	M	WODC		13	Wood Deck	192	1.000	192
3	R	14	Crawl	13	MobH/Cr	1,344	1.000	1,344
Total Building Area						1,344		1,344