




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:09:31
Page 1

Assessment Data					Primary Image																																																	
Account 300005598 Parcel ID 1070-00-249-018-0-001-00 Cadastral ID 1070-249-018-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 2 Tax Area 201 - 4T-BUFFALO-C Name ID 14837 RIOS, ANDRES & CARMEN RIOS P.O. BOX 58 BUFFALO OK 73834-0000 Parcel Location Situs 00604 NE FIRST ST Subdivision MILLER'S ADDN Lot/Block 0018 / 0249 Parcel Size 4 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					 <p>1070-00-249-018-0-001-00 02/26/24</p>																																																	
HOUSE 3/4/2024																																																						
Legal Description Lat/Long: 36.84058626 -99.63007429					Building Permits																																																	
MILLERS ADD. BLOCK 249 LOTS 18-20-22-24					<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																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000	557/302	HICKMAN, CODY A. ETUX	07/26/2000	11,500	QV																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>78.740</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>Land Value</td> <td>4,050</td> <td>4,050</td> <td>12%</td> <td>486</td> <td>Assessed</td> <td>5,821</td> <td>458.35</td> </tr> <tr> <td>Year Frozen</td> <td>Improvements</td> <td>45,465</td> <td>44,464</td> <td></td> <td>5,335</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-78.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>49,515</td> <td>48,514</td> <td></td> <td>5,821</td> <td>Total Taxable</td> <td>4,821</td> <td>380.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	Remove Cap	Land Value	4,050	4,050	12%	486	Assessed	5,821	458.35	Year Frozen	Improvements	45,465	44,464		5,335	Penalty	0		Uncapped Value	0	0	0		0	Exemption	1,000	-78.00	TIF Project ID	0	49,515	48,514		5,821	Total Taxable	4,821	380.00
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																																														
Remove Cap	Land Value	4,050	4,050	12%	486	Assessed	5,821	458.35																																														
Year Frozen	Improvements	45,465	44,464		5,335	Penalty	0																																															
Uncapped Value	0	0	0		0	Exemption	1,000	-78.00																																														
TIF Project ID	0	49,515	48,514		5,821	Total Taxable	4,821	380.00																																														
Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-300005598	RIOS, ANDRES &	201	49,515	1000	4,652	366.00																																															
2024	2024-300005598	RIOS, ANDRES &	201	53,885	1000	4,488	365.00																																															
2023	2023-300005598	RIOS, ANDRES &	201	44,399	1000	4,328	358.00																																															
2022	2022-300005598	RIOS, ANDRES &	201	44,991	1000	4,399	362.00																																															
2021	2021-300005598	RIOS, ANDRES AND	201	45,777	1000	4,448	367.00																																															
2020	2020-300005598	RIOS, ANDRES AND	201	44,079	1000	4,289	353.00																																															
2019	2019-0005598	RIOS, ANDRES AND	201	44,079		4,289	355.00																																															
2018	2018-0005598	RIOS, ANDRES AND	201	44,079		4,289	356.00																																															
2017	2017-0005598	RIOS, ANDRES AND	201	44,079		4,289	357.00																																															
2016	2016-0005598	RIOS, ANDRES AND	201	44,079		4,289	365.00																																															
2015	2015-0005598	RIOS, ANDRES AND	201	44,201		4,149	329.00																																															
2014	2014-0005598	RIOS, ANDRES AND	201	44,201		3,998	320.00																																															
2013	2013-0005598	RIOS, ANDRES AND	201	45,724		3,853	307.00																																															



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:09:32
Page 2

Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	100 x 135	
Lot Count		
Units Buildable	4050	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	13,500.00 x .30 = 4,050	
Factor Value		
Adjustments		
Lot Value	4,050	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	909 / 1,364
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	6 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	750 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1940 / 78

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	82.75	Total Misc Impr	+ 6,749
Roofing Adj	+ 3.47	Garage Cost	+ 29,606
Subfloor Adj	+ 0.00	Total RCN	= 179,384
Heat/Cool Adj	+ 12.33	Depreciation (75%)	- 134,538
Plumbing Adj	+ 6.32	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 44,846
Adj Base Cost	= 104.86	Lot Value	+ 4,050
Total Area	x 1,364	Indicated Value	= 48,896
Adjusted Cost	= 143,029	Value Per SqFt	35.85

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	44,846		
Lot Value	4,050		
Indicated Value	48,896	35.85	Per SqFt
Agland Value			
Site Improvements	826		
Total Value	49,722	36.45	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	3935	5x4	1940	20	11.02		220
CPDT	Carport - Detached	11682	24x22	1990	528	10.90		5,755
ASC	Awing/Shelter/Carport	11683	168	1990	168	4.61		774



Harper

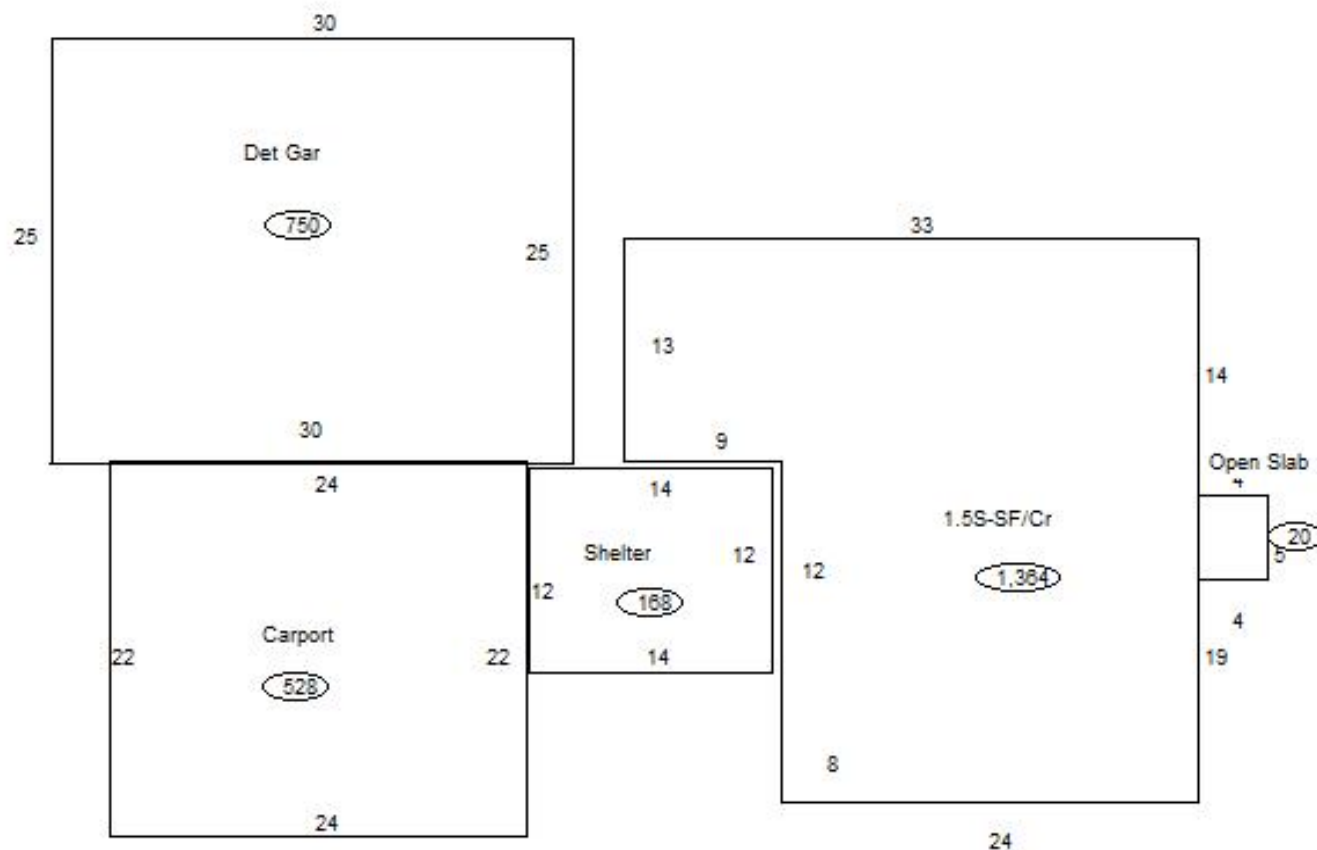
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:09:32
 Page 3

Sketch Image

300005598



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		13	Open Slab	20	1.000	20
2	R	5	Crawl	13	1.5S-SF/Cr	909	1.501	1,364
3	G	2		13	Det Gar	750	1.000	750
4	M	CPDT		13	Carport	528	1.000	528
5	M	ASC		13	Shelter	168	1.000	168
Total Building Area						909		1,364



Harper



Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:09:32
 Page 4

300005598

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Metal	15x12x6	Dirt	Formed Metal	180
	Qual	3	Cond 3	Year 1990	Eff Age 36	
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)
Base Cost (17.25 x 180)		3,105		3,105	2,484	621
	PACN	Paving - Concrete /UNDER AWNING	14x12x0	Concrete		168
	Qual	3	Cond 3	Year 1990	Eff Age 36	
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)
Base Cost (6.09 x 168)		1,023	0	1,023	818	205