



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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 Time 07:09:46
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Assessment Data					Primary Image									
Account	300005614				<p>1070-00-252-001-0-001-00 02/26/24</p>									
Parcel ID	1070-00-252-001-0-001-00													
Cadastral ID	1070-252-001-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area 2												
Tax Area	201 - 4T-BUFFALO-C													
Name ID	13814													
IRION, RICK														
P O BOX 702 BUFFALO OK 73834-0000														
Parcel Location														
Situs	00306 NE THIRD ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0001 / 0252	Parcel Size 3 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
HOUSE / PORCH 3/4/2024														
Legal Description Lat/Long: 36.84067265 -99.62868525														
MILLERS ADD BLOCK 252 LOTS 1-3-5														
Building Permits														
<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					
					/	IRION, ESTHER L. (LIFE ESTATE)								
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	2,644	2,644	12%	317	Assessed	4,560	359.05					
Year Frozen		Improvements	8,407	7,007		841	Penalty	0						
Uncapped Value	0	Mobile Home	31,957	28,347		3,402	Exemption	0	0.00					
TIF Project ID	0	Total Value	43,008	37,998		4,560	Total Taxable	4,560	359.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005614	IRION, RICK	201	43,008	0	4,342	342.00							
2024	2024-300005614	IRION, RICK	201	44,066	0	4,135	337.00							
2023	2023-300005614	IRION, RICK	201	38,969	0	3,939	326.00							
2022	2022-300005614	IRION, RICK	201	39,030	0	3,751	309.00							
2021	2021-300005614	IRION, ESTHER L. (LIFE ESTATE)	201	36,631	1000	2,573	212.00							
2020	2020-300005614	IRION, ESTHER L. (LIFE ESTATE)	201	36,179	1000	2,468	203.00							
2019	2019-0005614	IRION, ESTHER L. (LIFE ESTATE)	201	37,023		2,367	196.00							
2018	2018-0005614	IRION, ESTHER L. (LIFE ESTATE)	201	37,866		2,269	188.00							
2017	2017-0005614	IRION, ESTHER L. (LIFE ESTATE)	201	37,866		2,175	181.00							
2016	2016-0005614	IRION, ESTHER L. (LIFE ESTATE)	201	38,709		2,082	177.00							
2015	2015-0005614	IRION, ESTHER L. (LIFE ESTATE)	201	39,691		1,992	158.00							
2014	2014-0005614	IRION, ESTHER L.	201	40,538		1,905	153.00							
2013	2013-0005614	IRION, ESTHER L.	201	45,323		1,822	145.00							



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Lot Data		Square-Foot - BUFFALO ORIGMILLERS	
Lot Size	0	0	
Lot Count			
Units Buildable	2644		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	8,814.00 x .30 =	2,644	
Factor Value			
Adjustments			
Lot Value	2,644		



HOUSE / PORCH 3/4/2024

Residential Data	
Type	6 Mobile Home 56 x 26
Condition	4 - Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% Double Wide
Exterior Wall	70% Frame, Siding, Vinyl 30% Veneer, Masonry
Base/Total Area	1,226 / 1,226
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	288 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1958 / 54

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	60.69	Total Misc Impr	+ 8,225
Roofing Adj	+ 3.22	Garage Cost	+ 20,490
Subfloor Adj	+ 0.00	Total RCN	= 124,858
Heat/Cool Adj	+ 4.20	Depreciation (70%)	- 87,401
Plumbing Adj	+ 10.31	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 37,457
Adj Base Cost	= 78.42	Lot Value	+ 2,644
Total Area	x 1,226	Indicated Value	= 40,101
Adjusted Cost	= 96,143	Value Per SqFt	32.71

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	37,457		
Lot Value	2,644		
Indicated Value	40,101	32.71	Per SqFt
Agland Value			
Site Improvements	2,356		
Total Value	42,457	34.63	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Open	3983	16x10	1958	160	17.26		2,762
WODC	Wood Deck - Covered	3986	11x10	2020	110	49.66		5,463



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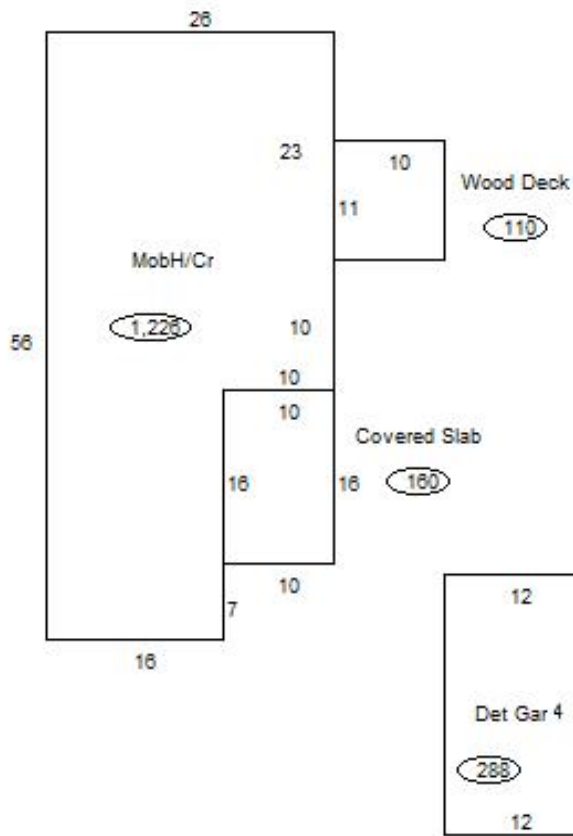
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	Covered Slab	160	1.000	160
2	R	14	Crawl	20	MobH/Cr	1,226	1.000	1,226
3	G	2		20	Det Gar	288	1.000	288
4	M	WODC		20	Wood Deck	110	1.000	110
Total Building Area						1,226		1,226



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed, Metal	20x30x10	Concrete	Galvanized Metal	600
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (16.53 x 600)		9,918	9,918	7,934	1,984
	CPDT	Carport - Detached	20x12x8	Concrete	Galvanized Metal	240
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (7.74 x 240)		1,858	1,858	1,486	372