



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 300005624 Parcel ID 1070-00-253-009-0-001-00 Cadastral ID 1070-253-009-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 2 Tax Area 201 - 4T-BUFFALO-C Name ID 14853 LOPEZ, JOEL R. & ALMA Y. LOPEZ P O BOX 941 BUFFALO OK 73834-0000 Parcel Location Situs 00609 NE FOURTH ST Subdivision MILLER'S ADDN Lot/Block 0009 / 0253 Parcel Size 11 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					<p>1070-00-253-009-0-001-00 02/26/24</p>																																																	
HOUSE 3/4/2024																																																						
Legal Description Lat/Long: 36.84051923 -99.62914388					Building Permits																																																	
MILLERS ADD BLOCK 253 LOTS 9-11-13-15-17 & LOTS 19 THRU 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	698/34	BUSS, MERI K. BUSS	05/09/2014	60,000	Q																																													
					495/690	HARRISON, GUENDOLEN G.	04/22/1994	7,000	UV																																													
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>9,695</td> <td>9,695</td> <td>12%</td> <td>1,163</td> <td>Assessed</td> <td>7,611</td> <td>599.29</td> </tr> <tr> <td>Year Frozen</td> <td>Improvements</td> <td>53,732</td> <td>53,732</td> <td> </td> <td>6,448</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0 Mobile Home</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 Total Value</td> <td>63,427</td> <td>63,427</td> <td> </td> <td>7,611</td> <td>Total Taxable</td> <td>6,611</td> <td>521.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	Remove Cap	Land Value	9,695	9,695	12%	1,163	Assessed	7,611	599.29	Year Frozen	Improvements	53,732	53,732		6,448	Penalty	0		Uncapped Value	0 Mobile Home	0	0		0	Exemption	1,000	-78.00	TIF Project ID	0 Total Value	63,427	63,427		7,611	Total Taxable	6,611	521.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-300005624	LOPEZ, JOEL R. &	201	63,427	1000	6,611	521.00																																															
2024	2024-300005624	LOPEZ, JOEL R. &	201	64,773	1000	6,529	532.00																																															
2023	2023-300005624	LOPEZ, JOEL R. &	201	60,912	1000	6,309	522.00																																															
2022	2022-300005624	LOPEZ, JOEL R. &	201	60,532	1000	6,263	515.00																																															
2021	2021-300005624	LOPEZ, JOEL R. &	201	61,859	1000	6,421	530.00																																															
2020	2020-300005624	LOPEZ, JOEL R. &	201	60,043	1000	6,205	511.00																																															
2019	2019-0005624	LOPEZ, JOEL R. &	201	60,043		6,205	514.00																																															
2018	2018-0005624	LOPEZ, JOEL R. &	201	60,043		6,205	515.00																																															
2017	2017-0005624	LOPEZ, JOEL R. &	201	60,043		6,205	516.00																																															
2016	2016-0005624	LOPEZ, JOEL R. &	201	60,043		6,205	528.00																																															
2015	2015-0005624	LOPEZ, JOEL R. &	201	60,000		6,200	492.00																																															
2014	2014-0005624	LOPEZ, JOEL R. &	201	48,240		3,394	272.00																																															
2013	2013-0005624	BUSS, ANDREW P.J. AND	201	50,704		3,266	260.00																																															



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Lot Data		Square-Foot - BUFFALO ORIGMILLERS	
Lot Size	0	0	
Lot Count			
Units Buildable	9695		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	32,318.00 x .30 = 9,695		
Factor Value			
Adjustments			
Lot Value	9,695		



HOUSE 3/4/2024

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,540 / 1,540
Style	100% One 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	1938 / 88

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	32,744		
Lot Value	9,695		
Indicated Value	42,439	27.56	Per SqFt
Agland Value			
Site Improvements	20,600		
Total Value	63,039	40.93	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	84.50	Total Misc Impr	+ 1,158
Roofing Adj	+ 3.94	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 163,720
Heat/Cool Adj	+ 10.77	Depreciation (80%)	- 130,976
Plumbing Adj	+ 6.36	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 32,744
Adj Base Cost	= 105.56	Lot Value	+ 9,695
Total Area	x 1,540	Indicated Value	= 42,439
Adjusted Cost	= 162,562	Value Per SqFt	27.56

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	4008	5x5	1938	25	9.78		245
PRCH	Slab Porch - Covered	4009	10x4	1938	40	22.83		913



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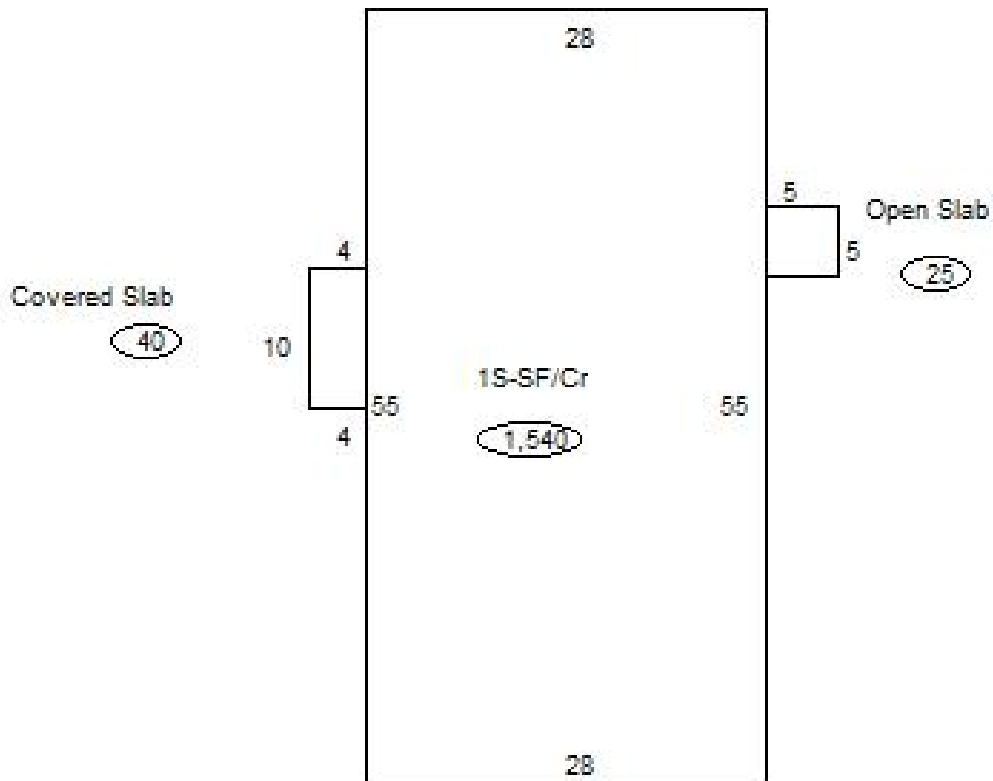
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Open Slab	25	1.000	25
2	M	PRCH		20	Covered Slab	40	1.000	40
3	R	1	Crawl	20	1S-SF/Cr	1,540	1.000	1,540
Total Building Area						1,540		1,540



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Utility Building	30x30x12		Formed Metal	900	
	Qual	3	Cond 4	Year 2011	Eff Age 12		
	Valuation Summary			Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (27.51 x 900)		24,759		24,759	6,190	18,569
	LNT0	Lean To - Attached	30x10x8		Dirt	300	
	Qual	3	Cond 3	Year 2011	Eff Age 15		
	Valuation Summary			Modifier Total	RCN	Depr (58% Phys/ % Func)	RCNLD
	Base Cost (6.98 x 300)		2,094		2,094	1,215	879
	SHDS	Yard Shed - Wood*corner	14x18x8		Plank	252	
	Qual	3	Cond 2	Year 1940	Eff Age 103		
	Valuation Summary			Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (20.52 x 252)		5,171		5,171	4,137	1,034
	PACN	Paving - Concrete / SIDEWALK	20x4x0			80	
	Qual	3	Cond 3	Year 1938	Eff Age 88		
Valuation Summary			Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (7.35 x 80)		588		588	470	118