



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:10:36
 Page 1

Assessment Data					Primary Image									
Account	300005664				<p>1070-00-272-002-0-001-00 02/24/25</p>									
Parcel ID	1070-00-272-002-0-001-00													
Cadastral ID	1070-272-002-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	3											
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14877													
IBARRA, ANDRES & ALEJANDRINA IBARRA														
PO BOX 217 BUFFALO OK 73834-0000														
Parcel Location														
Situs	00712 NW FIRST ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0002 / 0272	Parcel Size	1 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG\MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.84362365 -99.65015944														
MILLERS ADD. BLOCK 272 LOTS E 100' OF 2; E 100' OF N 10' OF 4														
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 colspan="5"> </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					
					749/794	ROPER, KIM	12/20/2019	11,500	07					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap	2020	Land Value	1,650	1,650	12%	198	Assessed	4,745	373.62					
Year Frozen		Improvements	37,893	37,893		4,547	Penalty	0						
Uncapped Value	0	Mobile Home	0	0	0	Exemption	0	0.00						
TIF Project ID	0	Total Value	39,543	39,543	4,745	Total Taxable	4,745	374.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005664	IBARRA, ANDRES &	201	39,543	0	4,745	374.00							
2024	2024-300005664	IBARRA, ANDRES &	201	43,290	0	5,006	408.00							
2023	2023-300005664	IBARRA, ANDRES &	201	40,815	0	4,768	394.00							
2022	2022-300005664	IBARRA, ANDRES &	201	37,840	0	4,541	374.00							
2021	2021-300005664	IBARRA, ANDRES &	201	36,750	0	4,410	364.00							
2020	2020-300005664	IBARRA, ANDRES &	201	36,750	0	4,410	363.00							
2019	2019-0005664	ROPER, KIM RENAE	201	37,636		3,039	252.00							
2018	2018-0005664	HARDEN, CHARLES, LIFE EST.	201	38,521		1,039	86.00							
2017	2017-0005664	HARDEN, CHARLES, LIFE EST.	201	39,407		1,039	86.00							
2016	2016-0005664	HARDEN, CHARLES, LIFE EST.	201	39,407		1,039	88.00							
2015	2015-0005664	HARDEN, CHARLES, LIFE EST.	201	40,443		1,039	82.00							
2014	2014-0005664	HARDEN, CHARLES, LIFE EST.	201	41,332		1,039	83.00							
2013	2013-0005664	HARDEN, CHARLES, LIFE EST.	201	42,557		1,039	83.00							



Harper

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Date 02/06/2026
 Time 07:10:36
 Page 2

Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	1650	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	5,500.00 x .30 = 1,650	
Factor Value		
Adjustments		
Lot Value	1,650	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,294 / 1,294
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	1972 / 65

HOUSE	2/24/2025
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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	72.17	Total Misc Impr	+ 3,680
Roofing Adj	+ 3.34	Garage Cost	+ 0
Subfloor Adj	+ 1.96	Total RCN	= 123,271
Heat/Cool Adj	+ 8.78	Depreciation (71%)	- 87,522
Plumbing Adj	+ 6.17	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 35,749
Adj Base Cost	= 92.42	Lot Value	+ 1,650
Total Area	x 1,294	Indicated Value	= 37,399
Adjusted Cost	= 119,591	Value Per SqFt	28.90

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	35,749		
Lot Value	1,650		
Indicated Value	37,399	28.90	Per SqFt
Agland Value			
Site Improvements	1,546		
Total Value	38,945	30.10	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	4105	9x5	1972	45	31.84		1,433
PATC	Patio - Covered	4107	14x11	1985	154	14.59		2,247



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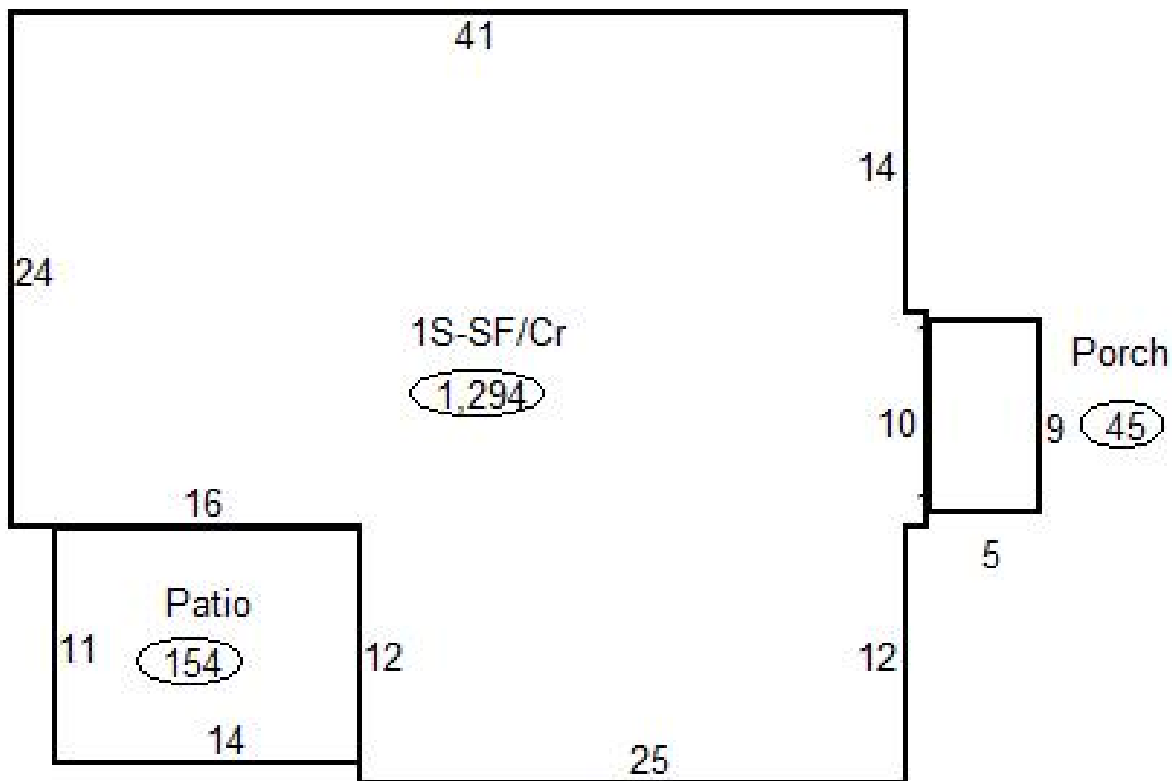
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Date 02/06/2026
Time 07:10:36
Page 3

Sketch Image

300005664



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		13	Porch	45	1.000	45
2	R	1	Crawl	13	1S-SF/Cr	1,294	1.000	1,294
3	M	PATC		13	Patio	154	1.000	154
Total Building Area						1,294		1,294



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Time 07:10:36
Page 4

300005664

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPDT	Carport - Detached / 2ND	22x12x16	Dirt	Galvanized Metal	264	
	Qual	1	Cond 1	Year 1998	Eff Age 39		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (7.21 x 264)	1,903		1,903	1,522	381
	SHDS	Shed - Small	10x6x6	Dirt	Formed Metal	60	
	Qual	1	Cond 1	Year 1990	Eff Age 50		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (16.74 x 60)	1,004		1,004	803	201
	SHDS	Shed - Small	12x10x5	Dirt	Formed Metal	120	
	Qual	1	Cond 1	Year 1990	Eff Age 50		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (11.21 x 120)	1,345		1,345	1,076	269
	CPDT	Carport - Detached	22x12x8	Concrete	Galvanized Metal	264	
	Qual	1	Cond 1	Year 1990	Eff Age 50		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (6.16 x 264)	1,626		1,626	1,301	325
	PACN	Paving - Concrete / DRIVEWAY	25x12x0	Concrete		300	
	Qual	2	Cond 2	Year 1980	Eff Age 55		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (3.74 x 300)	1,122		1,122	898	224
	PACN	Paving - Concrete / SIDEWALK	26x4x0	Concrete		104	
	Qual	3	Cond 3	Year 1972	Eff Age 54		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (7.01 x 104)	729		729	583	146