



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
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Assessment Data					Primary Image									
Account	300005666				No Image On File									
Parcel ID	1070-00-272-004-0-001-00													
Cadastral ID	1070-272-004-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	3											
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14878													
IBARRA, ANDRES & ALEJANDRINA IBARRA														
P.O. BOX 217 BUFFALO OK 73834-0000														
Parcel Location														
Situs	00708 NW FIRST ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0004 / 0272	Parcel Size	3 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG\MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.84980178 -99.63984818														
MILLERS ADD BLOCK 272 LOTS S 15' OF 4; ALL 6-8 E 17.5' OF 5-7; S 15' OF E 17.5' OF 3														
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														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
613/607	CENICEROS, FELIX, ETUX	06/06/2006	25,000	U										
578/229	OKLAHOMA STATE BANK	11/06/2002	10,000	U										
515/21	WALTON, WILLIAM ERICK	05/16/1996	19,000	Q										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	2,633	2,633	12%	316	Assessed	4,208						
Year Frozen		Improvements	33,958	32,435		3,892	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000						
TIF Project ID	0	Total Value	36,591	35,068		4,208	Total Taxable	3,208						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005666	IBARRA, ANDRES &	201	36,591	1000	3,086	243.00							
2024	2024-300005666	IBARRA, ANDRES &	201	39,079	1000	2,967	242.00							
2023	2023-300005666	IBARRA, ANDRES &	201	37,053	1000	2,851	236.00							
2022	2022-300005666	IBARRA, ANDRES &	201	32,168	1000	2,739	225.00							
2021	2021-300005666	IBARRA, ANDRES &	201	30,253	1000	2,630	217.00							
2020	2020-300005666	IBARRA, ANDRES &	201	30,253	1000	2,630	216.00							
2019	2019-0005666	IBARRA, ANDRES AND	201	30,253		2,630	218.00							
2018	2018-0005666	IBARRA, ANDRES AND	201	30,253		2,630	218.00							
2017	2017-0005666	IBARRA, ANDRES AND	201	30,254		2,630	219.00							
2016	2016-0005666	IBARRA, ANDRES AND	201	30,307		2,636	224.00							
2015	2015-0005666	IBARRA, ANDRES AND	201	30,484		2,658	211.00							
2014	2014-0005666	IBARRA, ANDRES AND	201	30,563		2,667	214.00							
2013	2013-0005666	IBARRA, ANDRES AND	201	31,957		2,577	205.00							



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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	2633	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	8,778.00 x .30 = 2,633	
Factor Value		
Adjustments		
Lot Value	2,633	

Residential Data	
Type	1 Single Family Residence
Condition	2.75 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	816 / 816
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	480 Total, 480 Partition
Garage Type	484 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1949 / 81

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	98.75	Total Misc Impr	+ 413
Roofing Adj	+ 4.71	Garage Cost	+ 17,270
Subfloor Adj	+ 0.00	Total RCN	= 136,134
Heat/Cool Adj	+ 10.77	Depreciation (79%)	- 107,546
Plumbing Adj	+ 7.81	Lump Sums	+ 0
Basement Adj	+ 23.12	RCNLD	= 28,588
Adj Base Cost	= 145.16	Lot Value	+ 2,633
Total Area	x 816	Indicated Value	= 31,221
Adjusted Cost	= 118,451	Value Per SqFt	38.26

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	28,588		
Lot Value	2,633		
Indicated Value	31,221	38.26	Per SqFt
Agland Value			
Site Improvements	3,991		
Total Value	35,212	43.15	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	4110	4x3	1949	12	22.91		275
PRCH	Porch	4113	3x2	1949	6	22.92		138



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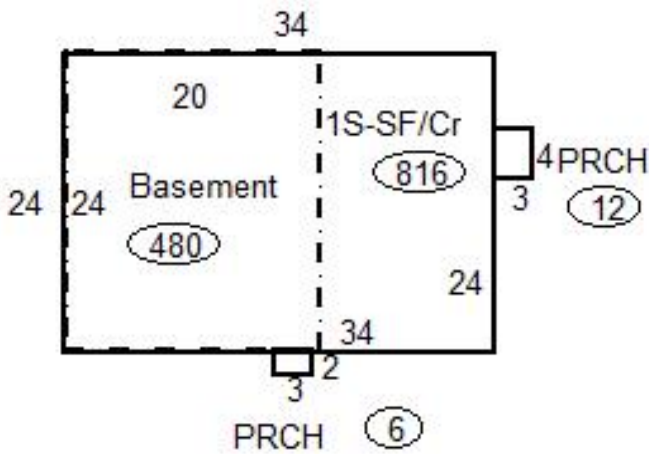
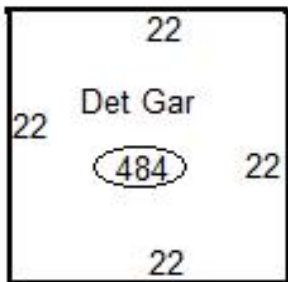
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	PRCH	12	1.000	12
2	B	1		20	Basement	480	1.000	480
3	G	2		20	Det Gar	484	1.000	484
4	M	PRCH		20	PRCH	6	1.000	6
5	R	1	Crawl	20	1S-SF/Cr	816	1.000	816
Total Building Area						816		816



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / DRIVEWAY	68x14x0	Concrete		952
	Qual	4	Cond 4	Year 2000	Eff Age 21	
				0		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (5.13 x 952)		4,884		4,884		977
	CPDT	Carport - Detached	40x22x0	Concrete	Galvanized Metal	880
	Qual	4	Cond 4	Year 2000	Eff Age 21	
	Valuation Summary		Modifier Total	RCN	Depr (71% Phys/ % Func)	
Base Cost (11.26 x 880)		9,909		9,909		2,874
	PACN	Paving - Concrete / SIDEWALK	25x3x0	Concrete		75
	Qual	4	Cond 4	Year 1949	Eff Age 62	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	
Base Cost (9.31 x 75)		698		698		140