



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:11:10
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Assessment Data					Primary Image																																																																																																																				
Account 300005702 Parcel ID 1090-00-002-002-0-001-00 Cadastral ID 1090-002-002-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 2 Tax Area 201 - 4T-BUFFALO-C Name ID 14611 FLORES, RAMON & BENITA FLORES P O BOX 751 BUFFALO OK 73834-0000 Parcel Location Situs 00412 E ELM DR Subdivision NORTHERN HILLS 1ST ADDN. Lot/Block 0002 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 100200 - NORTHERN ADDS School District 4-BUFFAL - 4-BUFFALO																																																																																																																									
Legal Description Lat/Long: 36.83939618 -99.62721460 NORTHERN HILLS 1ST BLOCK 2 LOT 2										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																																																																																																						
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Lot Data	Square-Foot - BUFFALO NORTHERN ADD	Primary Image
Lot Size	125.68 x 60	
Lot Count		
Units Buildable	2639	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	7,540.80 x .35 = 2,639	
Factor Value		
Adjustments		
Lot Value	2,639	

Residential Data	
Type	1 Single Family Residence
Condition	2.75 - Fair
Quality	2.75 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,176 / 1,176
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,176
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1960 / 69

HOUSE / DRIVEWAY	3/4/2024
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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	87.59	Total Misc Impr	+ 1,960
Roofing Adj	+ 4.02	Garage Cost	+
Subfloor Adj	+ -1.50	Total RCN	= 126,087
Heat/Cool Adj	+ 10.27	Depreciation (70%)	- 88,261
Plumbing Adj	+ 5.17	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 37,826
Adj Base Cost	= 105.55	Lot Value	+ 2,639
Total Area	x 1,176	Indicated Value	= 40,465
Adjusted Cost	= 124,127	Value Per SqFt	34.41

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	37,826		
Lot Value	2,639		
Indicated Value	40,465	34.41	Per SqFt
Agland Value			
Site Improvements	555		
Total Value	41,020	34.88	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	4218	4x4	1960	16	9.51		152
PATO	Slab Porch - Open	4219	21x10	1960	210	8.61		1,808



Harper

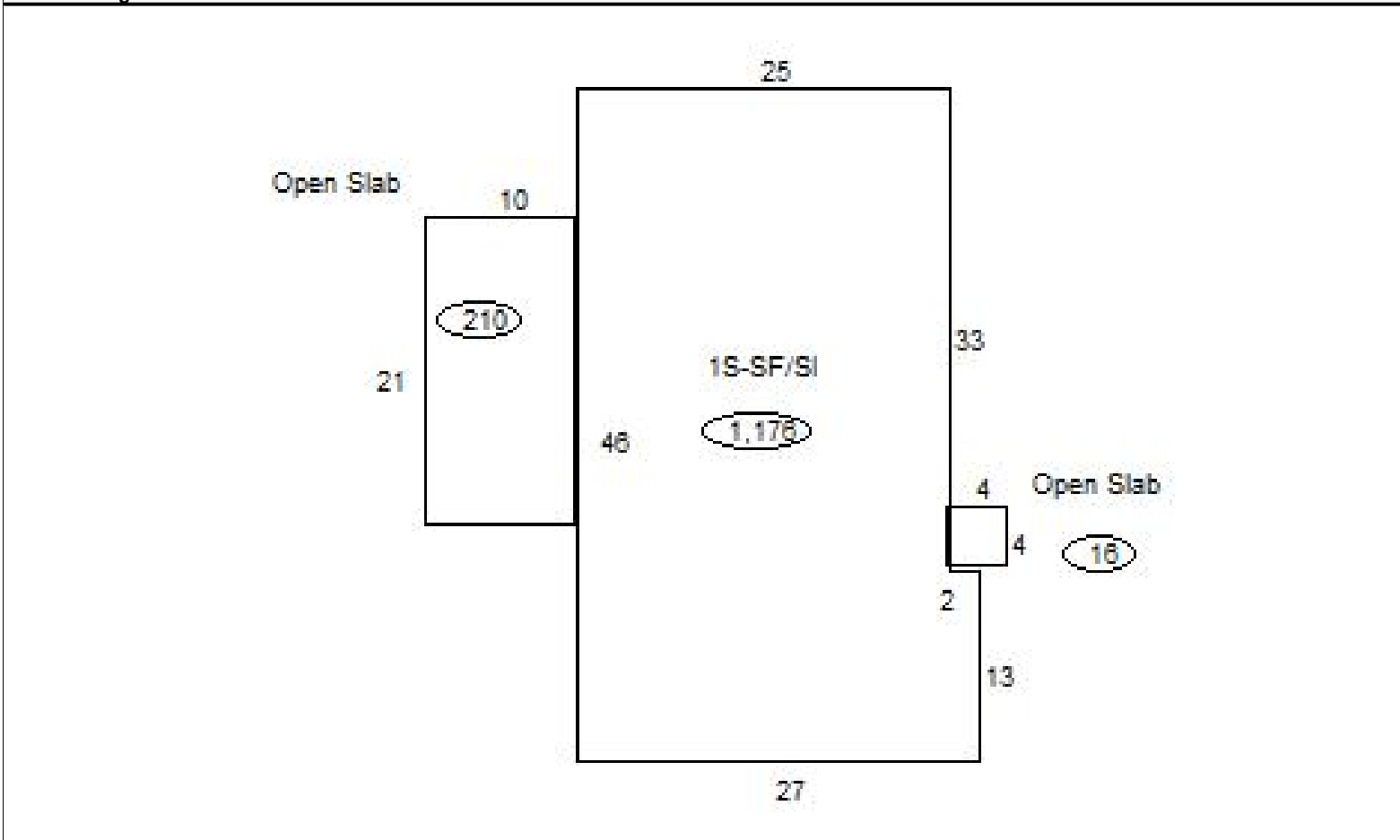
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Sketch Image

300005702



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Open Slab	16	1.000	16
2	M	PATO		20	Open Slab	210	1.000	210
3	R	1	Slab	20	1S-SF/Sl	1,176	1.000	1,176
Total Building Area						1,176		1,176



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete Drive	32x21x0	Concrete		672
	Qual	3	Cond 3	Year 1970	Eff Age 56	
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (4.13 x 672)	2,775		2,775	2,220
						555