



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:11:11
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Assessment Data					Primary Image									
Account	300005703													
Parcel ID	1090-00-002-003-0-001-00													
Cadastral ID	1090-002-003-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	2											
Tax Area	201 - 4T-BUFFALO-C													
Name ID	25304													
YEPEZ, FRANCISCO JAVIER RODRIGUEZ AND HILDA VALENCIA (JT)														
P O BOX 354 BUFFALO OK 73834-														
Parcel Location														
Situs	00414 E ELM DR													
Subdivision	NORTHERN HILLS 1ST ADDN.													
Lot/Block	0003 / 0002	Parcel Size	1 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	100200 - NORTHERN ADDS													
School District	4-BUFFAL - 4-BUFFALO													
HOUSE / DRIVEWAY 3/4/2024														
Legal Description Lat/Long: 36.84397224 -99.62691037														
NORTHERN HILLS 1ST BLOCK 2 LOT 3 BOOK 775 PAGE 332														
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					
					775/332	NUNEZ, DANIEL &	04/27/2023	74,000	Q					
					692/386	COMPTON, DOUGLAS M. ETUX	09/13/2013	66,000	21					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap	2024	Land Value	2,639	12%	317	Assessed	8,998	708.50						
Year Frozen		Improvements	72,337		8,681	Penalty	0							
Uncapped Value	0	Mobile Home	0		0	Exemption	0	0.00						
TIF Project ID	0	Total Value	74,976		8,998	Total Taxable	8,998	709.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005703	YEPEZ, FRANCISCO JAVIER RODRIGUEZ AND	201	74,976	0	8,998	709.00							
2024	2024-300005703	YEPEZ, FRANCISCO JAVIER RODRIGUEZ AND	201	74,000	0	8,880	723.00							
2023	2023-300005703	YEPEZ, FRANCISCO JAVIER RODRIGUEZ AND	201	61,761	0	7,412	613.00							
2022	2022-300005703	NUNEZ, DANIEL &	201	61,520	0	7,383	607.00							
2021	2021-300005703	NUNEZ, DANIEL &	201	60,951	0	7,314	604.00							
2020	2020-300005703	NUNEZ, DANIEL &	201	60,351	0	7,242	596.00							
2019	2019-0005703	NUNEZ, DANIEL &	201	60,316		7,238	600.00							
2018	2018-0005703	NUNEZ, DANIEL &	201	62,260		7,471	619.00							
2017	2017-0005703	NUNEZ, DANIEL &	201	63,233		7,588	631.00							
2016	2016-0005703	NUNEZ, DANIEL &	201	62,578		7,509	639.00							
2015	2015-0005703	NUNEZ, DANIEL &	201	66,000		7,919	629.00							
2014	2014-0005703	NUNEZ, DANIEL &	201	66,000		7,919	635.00							
2013	2013-0005703	NUNEZ, DANIEL &	201	39,294		3,730	297.00							



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Lot Data	Square-Foot - BUFFALO NORTHERN ADD	Primary Image
Lot Size	60 x 125.68	
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	4 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,150 / 1,150
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	
Garage Type	
Remodel	
Year/Eff Age	1970 / 45

HOUSE / DRIVEWAY	3/4/2024
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GRM Approach	
GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted 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	97.38	Total Misc Impr	+ 5,028
Roofing Adj	+ 4.25	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 140,671
Heat/Cool Adj	+ 10.77	Depreciation (50%)	- 70,336
Plumbing Adj	+ 5.55	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 70,335
Adj Base Cost	= 117.95	Lot Value	+ 2,639
Total Area	x 1,150	Indicated Value	= 72,974
Adjusted Cost	= 135,643	Value Per SqFt	63.46

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	70,335		
Lot Value	2,639		
Indicated Value	72,974	63.46	Per SqFt
Agland Value			
Site Improvements	937		
Total Value	73,911	64.27	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1970	1	4,783.32		4,783
PATO	Slab Porch - Open	4222	5x5	1970	25	9.78		245



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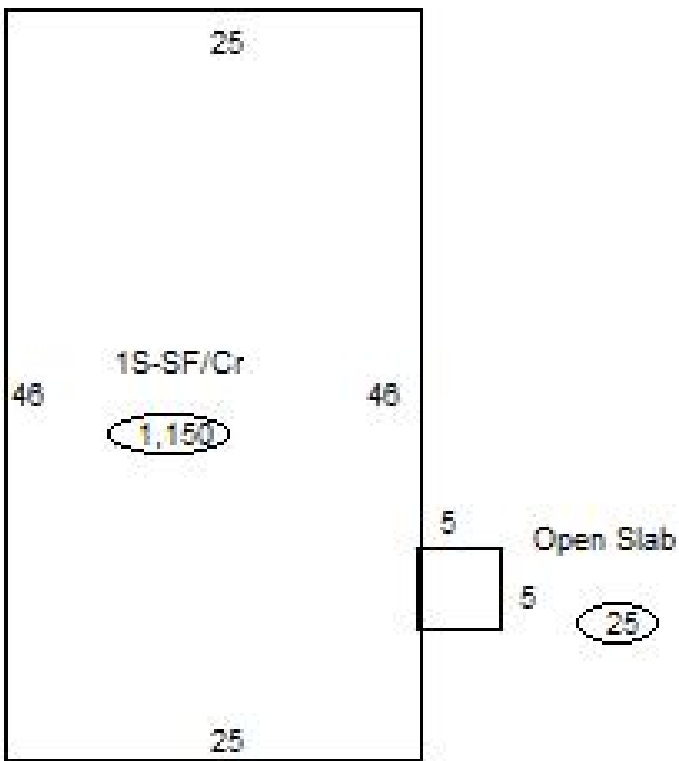
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Sketch Image

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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	R	1	Crawl	20	1S-SF/Cr	1,150	1.000	1,150
Total Building Area						1,150		1,150



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Wood	12x12x6	Dirt	Composition Shingle	144
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (17.84 x 144)		2,569	2,569	2,055	514
	PACN	Paving - Concrete DRIVE	31x10x0	Concrete		310
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.19 x 310)		1,299	1,299	1,039	260
	PACN	Paving - Concrete walkway	30x4x0	Concrete		120
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (6.78 x 120)		814	814	651	163