




# 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	300005714				 <p>HOUSE / PATIO 3/4/2024</p>									
Parcel ID	1090-00-002-015-0-001-00													
Cadastral ID	1090-002-015-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	2											
Tax Area	201 - 4T-BUFFALO-C													
Name ID	25607													
VILLA, JUAN AND GABRIELA VILLA														
P O BOX 165 BUFFALO OK 73834-														
Parcel Location														
Situs	00101 WALNUT DR													
Subdivision	NORTHERN HILLS 1ST ADDN.													
Lot/Block	0015 / 0002	Parcel Size	1 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	100200 - NORTHERN ADDS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.84176913 -99.62774407														
NORTHERN HILLS 1ST BLOCK 2 LOT 15 LESS E 10' BOOK 783 PAGE 564														
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					
					783/564	VILLA, MARCELO &	08/23/2024	44,000	04					
					712/521	FORBES, THOMAS M. (EST)	07/29/2015	30,000	21					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	3,308	3,308	12%	397	Assessed	9,519	749.53					
Year Frozen		Improvements	76,017	76,017		9,122	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	79,325	79,325		9,519	Total Taxable	9,519	750.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300005714	VILLA, JUAN AND GABRIELA VILLA			201	79,325	0	9,266	730.00					
2024	2024-300005714	VILLA, JUAN AND GABRIELA VILLA			201	84,171	0	8,826	719.00					
2023	2023-300005714	VILLA, MARCELO &			201	78,151	0	8,405	695.00					
2022	2022-300005714	VILLA, MARCELO &			201	66,708	0	8,005	658.00					
2021	2021-300005714	VILLA, MARCELO &			201	65,220	0	7,826	646.00					
2020	2020-300005714	VILLA, MARCELO &			201	62,876	0	7,545	621.00					
2019	2019-0005714	VILLA, MARCELO &			201	60,886		7,306	606.00					
2018	2018-0005714	VILLA, MARCELO &			201	60,923		7,311	606.00					
2017	2017-0005714	VILLA, MARCELO &			201	62,249		7,470	621.00					
2016	2016-0005714	VILLA, MARCELO &			201	61,630		7,396	629.00					
2015	2015-0005714	VILLA, MARCELO &			201	64,802		4,978	395.00					
2014	2014-0005714	FORBES, THOMAS M.			201	66,109		4,740	380.00					
2013	2013-0005714	FORBES, THOMAS M.			201	73,153		4,515	360.00					




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Lot Data	Square-Foot - BUFFALO NORTHERN ADD	Primary Image
Lot Size	70 x 135	 <p>1090-00-002-015-0-001-00 02/26/24</p>
Lot Count		
Units Buildable	3308	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	9,450.00 x .35 = 3,308	
Factor Value		
Adjustments		
Lot Value	3,308	

Residential Data	
Type	1 Single Family Residence
Condition	2.25 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,500 / 1,500
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	360 Attached Garage - Finished
Remodel	
Year/Eff Age	1975 / 59

HOUSE / PATIO 3/4/2024

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	90.54	Total Misc Impr	+ 3,743
Roofing Adj	+ 3.95	Garage Cost	+ 13,384
Subfloor Adj	+ 0.00	Total RCN	= 184,812
Heat/Cool Adj	+ 10.77	Depreciation ( 61%)	- 112,735
Plumbing Adj	+ 6.53	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 72,077
Adj Base Cost	= 111.79	Lot Value	+ 3,308
Total Area	x 1,500	Indicated Value	= 75,385
Adjusted Cost	= 167,685	Value Per SqFt	50.26

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	72,077		
Lot Value	3,308		
Indicated Value	75,385	50.26	Per SqFt
Agland Value			
Site Improvements	13,002		
Total Value	88,387	58.92	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Open	4260	10x6	1975	60	22.78		1,367
PATC	Patio - Covered	4261	12x12	1975	144	16.50		2,376



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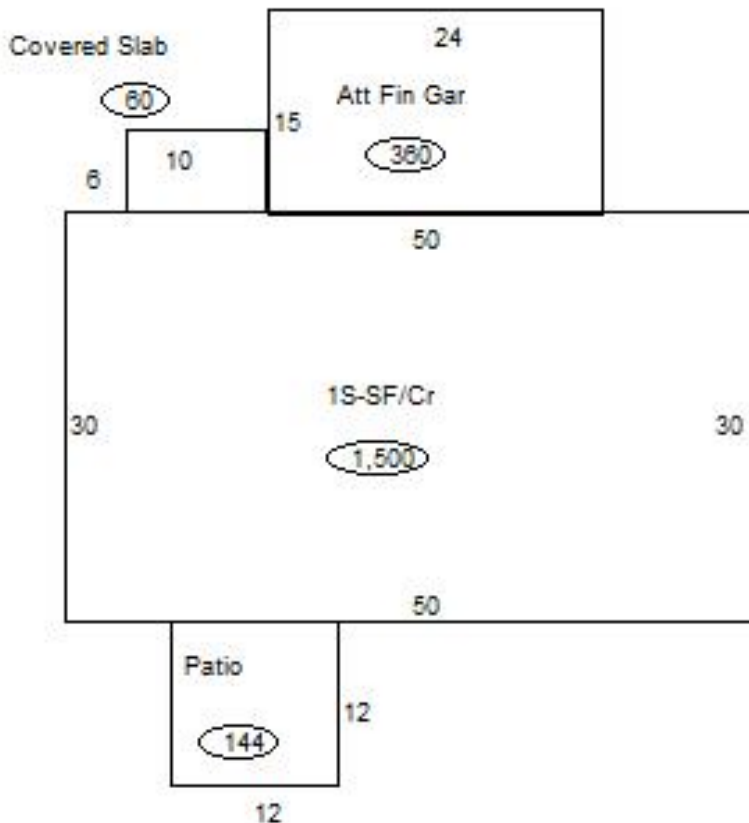
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	Covered Slab	60	1.000	60
2	M	PATC		20	Patio	144	1.000	144
3	R	1	Crawl	20	1S-SF/Cr	1,500	1.000	1,500
4	G	5		20	Att Fin Gar	360	1.000	360
<b>Total Building Area</b>						<b>1,500</b>		<b>1,500</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small NEW 2027/MOCK	30x20x8	Concrete	Formed Metal	600
	Qual 3	Cond 3	Year 2026	Eff Age	0	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (17.53 x 600)		10,518		10,518		10,518
	SHDS	Yard Shed - Metal	8x10x6	Dirt	Formed Metal	80
	Qual 4.5	Cond 4.5	Year 2000	Eff Age	19	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (57% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (25.70 x 80)		2,056		2,056		884
	CPAT	Carport - Attached	24x19x8	Concrete	Formed Metal	456
	Qual 4.5	Cond 4.5	Year 1975	Eff Age	36	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (11.36 x 456)		5,180		5,180		1,036
	PACN	Paving - Concrete Drive	32x16x0	Concrete		512
	Qual 4.5	Cond 4.5	Year 1970	Eff Age	40	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (5.51 x 512)		2,821		2,821		564