



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Time 07:12:15
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Assessment Data					Primary Image																																																																																																																				
Account 300005772 Parcel ID 1199-12-27N-23W-3-001-00 Cadastral ID 1199-27N-23W-12-3-001-00 Property Type REAL - Real Property Property Class UR VI Area 4 Tax Area 201 - 4T-BUFFALO-C Name ID 14944 SALDANA, ROSA MARIA & PABLIN ARREDONDO MARTINEZ P O BOX 204 BUFFALO OK 73834-0000 Parcel Location Situs 00520 SW SECOND ST Subdivision OUTLYING AREA--BUFFALO Lot/Block / Parcel Size 1 - Lots Sec/Twn/Rng 12 / 27 / 23 / 3 Neighborhood 119900 - OUTLYING AREA BUFF School District 4-BUFFAL - 4-BUFFALO					<p>1199-12-27N-23W-3-001-00 2/25/2022 ACCT. #5772</p> <p>1 2/28/2022</p>																																																																																																																				
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Lot Data		Square-Foot - OUTLYING AREA	
Lot Size	0	0	
Lot Count			
Units Buildable	4182		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	13,939.00 x .30 = 4,182		
Factor Value			
Adjustments			
Lot Value	4,182		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,444 / 1,444
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	812 Carport - Gable Roof
Remodel	PARTIAL -
Year/Eff Age	1930 / 89

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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	29,120		
Lot Value	4,182		
Indicated Value	33,302	23.06	Per SqFt
Agland Value			
Site Improvements	1,607		
Total Value	34,909	24.18	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	85.98	Total Misc Impr	+ 0
Roofing Adj	+ 4.00	Garage Cost	+ 6,805
Subfloor Adj	+ 0.00	Total RCN	= 145,602
Heat/Cool Adj	+ 1.73	Depreciation (80%)	- 116,482
Plumbing Adj	+ 4.41	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 29,120
Adj Base Cost	= 96.12	Lot Value	+ 4,182
Total Area	x 1,444	Indicated Value	= 33,302
Adjusted Cost	= 138,797	Value Per SqFt	23.06

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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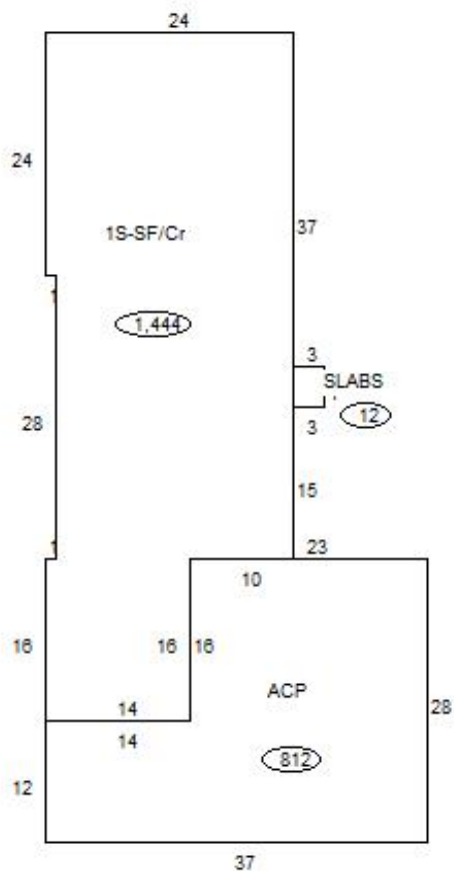
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Sketch Image

300005772



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,444	1.000	1,444
2	G	3		20	ACP	812	1.000	812
3	O	PATO		20	SLABS	12	1.000	12
Total Building Area						1,444		1,444



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x15x10		Formed Metal	180
	Qual	3	Cond 3	Year 2006	Eff Age 20	
				0		
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
		Base Cost (21.46 x 180)	3,863	3,863	2,279	1,584
	PATO	Slab Class D	4x3x0			12
	Qual	3	Cond 3	Year 1930	Eff Age 96	
				0		
				0		
			0			
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (9.78 x 12)	117	117	94	23