



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:21:28
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300002163 Parcel ID 0000-20-27N-21W-1-001-00 Cadastral ID 0000-27N-21W-20-1-001-00 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 102 - 4R-BUFFALO Name ID 13280 RIGGS, RANDAL 167150 EW 18 RD LAVERNE OK 73848-0000 Parcel Location Situs 2027N21W11 Subdivision Lot/Block / Parcel Size 285 - Acres Sec/Twn/Rng 20 / 27 / 21 / 1 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO																																																																																																																									
Legal Description Lat/Long: 36.81589579 -99.50746988 SEC.20-27-21 NW4 LESS 5 A RR; NE4 LESS 30 A. BOOK 640 PAGE 585																																																																																																																									
Exemptions					Building Permits																																																																																																																				
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						<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																																																																																																	
Code	Type	Active	Maximum	Exemption																																																																																																																					
Number	Description	Opened	Closed	Amount																																																																																																																					
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						Sale History																																																																																																										
Code	Type	Active	Maximum	Exemption																																																																																																																					
<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>RIGGS, RANDAL</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	RIGGS, RANDAL																																																																																																														
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
/	RIGGS, RANDAL																																																																																																																								
Parcel Valuation																																																																																																																									
<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>78.740</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td></td> <td>77,318</td> <td>77,318</td> <td>12%</td> <td>9,278</td> <td>Assessed</td> <td>16,428</td> <td>1,293.54</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>59,584</td> <td>59,584</td> <td></td> <td>7,150</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>136,902</td> <td>136,902</td> <td></td> <td>16,428</td> <td>Total Taxable</td> <td>16,428</td> <td>1,294.00</td> </tr> </tbody> </table>		Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	Remove Cap		77,318	77,318	12%	9,278	Assessed	16,428	1,293.54	Year Frozen		59,584	59,584		7,150	Penalty	0		Uncapped Value	0	0	0		0	Exemption	0	0.00	TIF Project ID	0	136,902	136,902		16,428	Total Taxable	16,428	1,294.00																																																																											
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																																																																																																																	
Remove Cap		77,318	77,318	12%	9,278	Assessed	16,428	1,293.54																																																																																																																	
Year Frozen		59,584	59,584		7,150	Penalty	0																																																																																																																		
Uncapped Value	0	0	0		0	Exemption	0	0.00																																																																																																																	
TIF Project ID	0	136,902	136,902		16,428	Total Taxable	16,428	1,294.00																																																																																																																	
Assessment History																																																																																																																									
<table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-300002163</td><td>RIGGS, RANDAL</td><td>102</td><td>136,902</td><td>0</td><td>16,428</td><td>1,294.00</td></tr> <tr><td>2024</td><td>2024-300002163</td><td>RIGGS, RANDAL</td><td>102</td><td>137,307</td><td>0</td><td>16,445</td><td>1,339.00</td></tr> <tr><td>2023</td><td>2023-300002163</td><td>RIGGS, RANDAL</td><td>102</td><td>133,050</td><td>0</td><td>15,966</td><td>1,321.00</td></tr> <tr><td>2022</td><td>2022-300002163</td><td>RIGGS, RANDAL</td><td>102</td><td>137,912</td><td>0</td><td>16,549</td><td>1,361.00</td></tr> <tr><td>2021</td><td>2021-300002163</td><td>RIGGS, RANDAL</td><td>102</td><td>140,787</td><td>0</td><td>16,365</td><td>1,351.00</td></tr> <tr><td>2020</td><td>2020-300002163</td><td>RIGGS, RANDAL</td><td>102</td><td>140,787</td><td>0</td><td>15,889</td><td>1,308.00</td></tr> <tr><td>2019</td><td>2019-0002163</td><td>RIGGS, RANDAL.</td><td>102</td><td>140,787</td><td></td><td>15,426</td><td>1,279.00</td></tr> <tr><td>2018</td><td>2018-0002163</td><td>RIGGS, RANDAL.</td><td>102</td><td>140,787</td><td></td><td>14,977</td><td>1,242.00</td></tr> <tr><td>2017</td><td>2017-0002163</td><td>RIGGS, RANDAL.</td><td>102</td><td>137,048</td><td></td><td>14,541</td><td>1,209.00</td></tr> <tr><td>2016</td><td>2016-0002163</td><td>RIGGS, RANDAL.</td><td>102</td><td>137,048</td><td></td><td>14,117</td><td>1,201.00</td></tr> <tr><td>2015</td><td>2015-0002163</td><td>RIGGS, RANDAL.</td><td>102</td><td>141,881</td><td></td><td>13,706</td><td>1,088.00</td></tr> <tr><td>2014</td><td>2014-0002163</td><td>RIGGS, RANDAL.</td><td>102</td><td>138,057</td><td></td><td>13,306</td><td>1,066.00</td></tr> <tr><td>2013</td><td>2013-0002163</td><td>RIGGS, RANDAL.</td><td>102</td><td>138,057</td><td></td><td>12,919</td><td>1,029.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-300002163	RIGGS, RANDAL	102	136,902	0	16,428	1,294.00	2024	2024-300002163	RIGGS, RANDAL	102	137,307	0	16,445	1,339.00	2023	2023-300002163	RIGGS, RANDAL	102	133,050	0	15,966	1,321.00	2022	2022-300002163	RIGGS, RANDAL	102	137,912	0	16,549	1,361.00	2021	2021-300002163	RIGGS, RANDAL	102	140,787	0	16,365	1,351.00	2020	2020-300002163	RIGGS, RANDAL	102	140,787	0	15,889	1,308.00	2019	2019-0002163	RIGGS, RANDAL.	102	140,787		15,426	1,279.00	2018	2018-0002163	RIGGS, RANDAL.	102	140,787		14,977	1,242.00	2017	2017-0002163	RIGGS, RANDAL.	102	137,048		14,541	1,209.00	2016	2016-0002163	RIGGS, RANDAL.	102	137,048		14,117	1,201.00	2015	2015-0002163	RIGGS, RANDAL.	102	141,881		13,706	1,088.00	2014	2014-0002163	RIGGS, RANDAL.	102	138,057		13,306	1,066.00	2013	2013-0002163	RIGGS, RANDAL.	102	138,057		12,919	1,029.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-300002163	RIGGS, RANDAL	102	136,902	0	16,428	1,294.00																																																																																																																		
2024	2024-300002163	RIGGS, RANDAL	102	137,307	0	16,445	1,339.00																																																																																																																		
2023	2023-300002163	RIGGS, RANDAL	102	133,050	0	15,966	1,321.00																																																																																																																		
2022	2022-300002163	RIGGS, RANDAL	102	137,912	0	16,549	1,361.00																																																																																																																		
2021	2021-300002163	RIGGS, RANDAL	102	140,787	0	16,365	1,351.00																																																																																																																		
2020	2020-300002163	RIGGS, RANDAL	102	140,787	0	15,889	1,308.00																																																																																																																		
2019	2019-0002163	RIGGS, RANDAL.	102	140,787		15,426	1,279.00																																																																																																																		
2018	2018-0002163	RIGGS, RANDAL.	102	140,787		14,977	1,242.00																																																																																																																		
2017	2017-0002163	RIGGS, RANDAL.	102	137,048		14,541	1,209.00																																																																																																																		
2016	2016-0002163	RIGGS, RANDAL.	102	137,048		14,117	1,201.00																																																																																																																		
2015	2015-0002163	RIGGS, RANDAL.	102	141,881		13,706	1,088.00																																																																																																																		
2014	2014-0002163	RIGGS, RANDAL.	102	138,057		13,306	1,066.00																																																																																																																		
2013	2013-0002163	RIGGS, RANDAL.	102	138,057		12,919	1,029.00																																																																																																																		



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:21:29
 Page 2

Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1 Topography Street Access Utilities Amenities Method Acre Base Lot Value 1.00 x 5,000.00 = 5,000 Factor Value Adjustments Lot Value 5,000		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% Two Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,484 / 2,860
Style	100% Two Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1930 / 96

HOUSE	4/30/2024
-------	-----------

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	66.53	Total Misc Impr	+ 10,629
Roofing Adj	+ 2.48	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 219,295
Heat/Cool Adj	+ 1.73	Depreciation (80%)	- 175,436
Plumbing Adj	+ 2.23	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 43,859
Adj Base Cost	= 72.96	Lot Value	+ 5,000
Total Area	x 2,860	Indicated Value	= 48,859
Adjusted Cost	= 208,666	Value Per SqFt	17.08

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	43,859		
Lot Value	5,000		
Indicated Value	48,859	17.08	Per SqFt
Agland Value	72,318		
Site Improvements	15,932		
Total Value	137,109	47.94	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	Enclosed Porch - Solid Wall	1059	20x9	1930	180	59.05		10,629



Harper

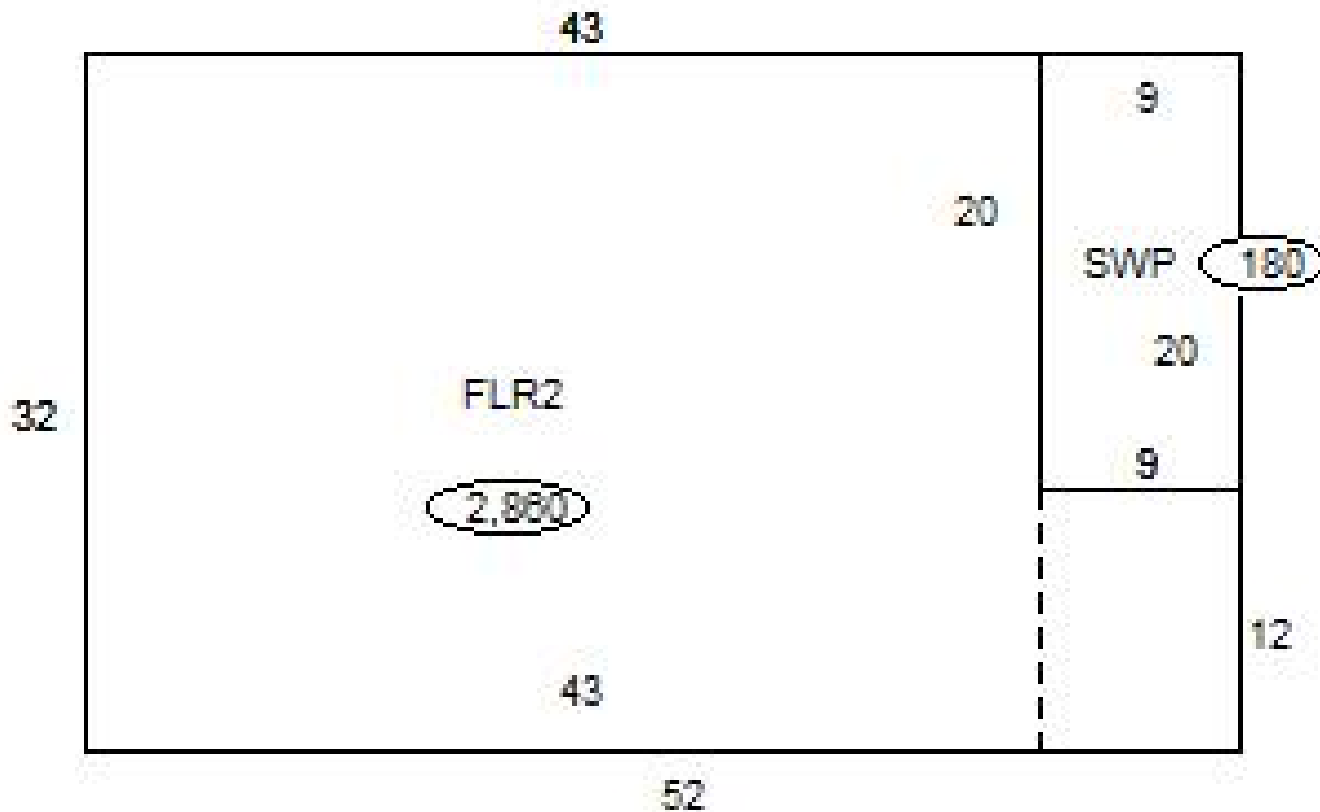
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:21:29
 Page 3

Sketch Image

300002163



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Crawl	20	BAS	1,484	1.927	2,860
2	U	^UL		20	FLR2	1,376	1.000	1,376
3	M	EPSW		20	SWP	180	1.000	180
Total Building Area						1,484		2,860



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:21:29
Page 4

300002163

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNFD	Barn - Feed Storage	20x60x10	Dirt	Galvanized Metal	1,200
	Qual 3	Cond 3	Year 1990	Eff Age 36		
	Valuation Summary		Modifier Total	RCN	Depr (62% Phys/ % Func)	RCNLD
	Base Cost (12.23 x 1,200)	14,676		14,676	9,099	5,577
	GBST	Grain Bin 750 BU GR BN	0x0x0	Dirt		750
	Qual 3	Cond 3	Year 1990	Eff Age 36		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (1.62 x 750)	1,215	0	1,215	972	243
	GBST	Grain Bin 1000 BU GR BN	0x0x0	Dirt		1,000
	Qual 3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (1.62 x 1,000)	1,620		1,620	1,296	324
	GBST	Grain Bin 1000 BU GR BN	0x0x0	Dirt		1,000
	Qual 3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (1.62 x 1,000)	1,620	0	1,620	1,296	324
	QUON	Quonset	40x40x16	Dirt	Galvanized Metal	1,257
	Qual 3	Cond 3	Year 1972	Eff Age 54		
	Valuation Summary		Modifier Total	RCN	Depr (79% Phys/ % Func)	RCNLD
	Base Cost (9.63 x 1,257)	12,105		12,105	9,563	2,542
	QUON	Quonset	40x40x16	Dirt	Galvanized Metal	1,257
	Qual 3	Cond 3	Year 1971	Eff Age 55		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (9.63 x 1,257)	12,105		12,105	9,684	2,421
	QUON	Quonset	60x60x16	Dirt	Galvanized Metal	2,827
	Qual 3	Cond 3	Year 1963	Eff Age 63		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (7.96 x 2,827)	22,503		22,503	18,002	4,501



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:21:29
Page 5

Agland Inventory

300002163

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CA	CAREY SILT 1-3%	NP	50			.440	160	160	70	70
CA	CAREY SILT 1-3%	CR	50			92.860	255	255	23,633	23,633
QC	QUINLAN-WDWARD 5-12%	NP	14			2.199	45	45	99	99
QC	QUINLAN-WDWARD 5-12%	CR	14			1.474	71	71	105	105
SA	ST.PAUL 0-1%	NP	60			3.704	192	192	711	711
SA	ST.PAUL 0-1%	CR	60			134.288	305	305	41,012	41,012
WB	WOODWARD 3-8%	CR	33			20.020	168	168	3,363	3,363
WB	WOODWARD 3-8%	NP	33			5.751	106	106	607	607
WD	WOODWARD-QUINLAN3-8%	CR	23			23.142	117	117	2,709	2,709
WD	WOODWARD-QUINLAN3-8%	NP	23			.123	74	74	9	9
NP Totals						284.000			72,318	72,318
Total Agland						284.000			72,318	72,318