



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300002306 <b>Parcel ID</b> 0000-20-27N-22W-1-002-00 <b>Cadastral ID</b> 0000-27N-22W-20-1-002-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 102 - 4R-BUFFALO <b>Name ID</b> 12716 RIGGS, RANDAL A. & JERRI RIGGS  167150 EW 18 RD LAVERNE OK 73848-0000  <b>Parcel Location</b> <b>Situs</b> 2027N22W12 <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 160 - Acres <b>Sec/Twn/Rng</b> 20 / 27 / 22 / 1 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 4-BUFFAL - 4-BUFFALO					<p>0000-20-27N-22W-1-002-00 05/07/24</p>																																																																																																																				
UTILITY BUILDING 5/9/2024																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.83754744 -99.89518495 SEC.20-27-22 S2NE4; N2SE4 BOOK 659 PAGE 064					<b>Building Permits</b> <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	Acre - Exempt	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities  Method Acre Base Lot Value Factor Value Adjustments Lot Value		

Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	0 / 0
Style	
HVAC	
Roof Cover	
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

UTILITY BUILDING	5/9/2024
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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	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 0
Total Area	x 0	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	25,182
Site Improvements	5,935
Total Value	31,117 0.00 Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Storage HOUSE @ STG RATE	24x30x8	Base	Composition Shingle	720
	Qual	1	Cond 1	Year 1940	Eff Age 120	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (11.31 x 720)		8,143	8,143	6,514	1,629
	UTIL	Utility Building	35x24x10	Dirt	Galvanized Metal	840
	Qual	3	Cond 2	Year 1940	Eff Age 103	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (22.71 x 840)		19,076	19,076	15,261	3,815
	SHDS	Shed - Small Block	8x14x8	Concrete	Galvanized Metal	112
	Qual	2	Cond 2	Year 1940	Eff Age 103	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (21.90 x 112)		2,453	2,453	1,962	491



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CA	CAREY SILT 1-3%	CR	50			34.198	255	255	8,703	8,703
QA	QUINLAN LOAM	NP	11			6.280	35	35	221	221
QA	QUINLAN LOAM	CR	11			.097	56	56	5	5
SA	ST.PAUL 0-1%	NP	60			1.758	192	192	338	338
SA	ST.PAUL 0-1%	CR	60			6.983	305	305	2,133	2,133
WB	WOODWARD 3-8%	CR	33			21.109	168	168	3,546	3,546
WD	WOODWARD-QUINLAN3-8%	NP	23			5.762	74	74	424	424
WD	WOODWARD-QUINLAN3-8%	CR	23			83.812	117	117	9,812	9,812
<b>CR Totals</b>						160.000			25,182	25,182
<b>Total Agland</b>						160.000			25,182	25,182