



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 300002635 Parcel ID 0000-02-27N-24W-3-001-00 Cadastral ID 0000-27N-24W-02-3-001-00 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 102 - 4R-BUFFALO Name ID 13485 AGUILAR, MARIA G & JOSE D. AGUILAR PO BOX 691 18315 E 12 RD BUFFALO OK 73834-0000 Parcel Location Situs 18315 N 183 RD Subdivision Lot/Block / Parcel Size 40 - Acres Sec/Twn/Rng 2 / 27 / 24 / 3 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO																																																																																																																									
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Lot Data		Acre - HomeSite and Tracts	
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		



HOUSE 6/17/2025

Residential Data	
Type	7 Modular Home
Condition	3.25 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	60% Frame, Siding, Vinyl 40% Veneer, Stone
Base/Total Area	2,088 / 2,088
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	0
Fixture/RghIn	2 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	REFRESH -
Year/Eff Age	1990 / 30

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	90,214		
Lot Value	5,000		
Indicated Value	95,214	45.60	Per SqFt
Agland Value	2,553		
Site Improvements	1,836		
Total Value	99,603	47.70	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	76.49	Total Misc Impr	+ 33,129
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 196,118
Heat/Cool Adj	+ 0.00	Depreciation (54%)	- 105,904
Plumbing Adj	+ 1.56	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 90,214
Adj Base Cost	= 78.06	Lot Value	+ 5,000
Total Area	x 2,088	Indicated Value	= 95,214
Adjusted Cost	= 162,989	Value Per SqFt	45.60

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Patio - Open	1384	15x11	2000	165	10.44		1,723
PATO	Slab Porch - Open	1385	14x10	2015	140	10.66		1,492
EPSW	Enclosed Porch - Solid Wall	1386	27x15	2000	405	56.79		23,000
WODO	Wood Deck - Open	8093	20x14	2018	280	17.28		4,838
WDBS	Wood Burning Stove		1	1990	1	2,075.56		2,076



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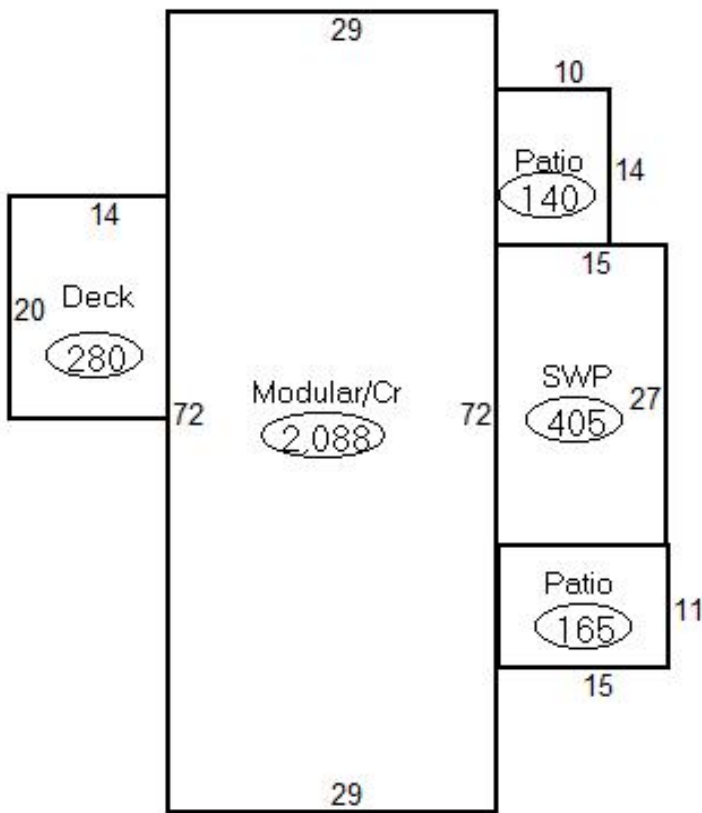
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Sketch Image

300002635



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Patio	165	1.000	165
2	M	PATO		20	Patio	140	1.000	140
3	M	EPSW		20	SWP	405	1.000	405
4	R	1	Crawl	20	Modular/Cr	2,088	1.000	2,088
5	M	WODO		20	Deck	280	1.000	280
Total Building Area						2,088		2,088



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	20x15x6	Concrete	Formed Metal	300	
	Qual	3	Cond 3	Year 1995	Eff Age 31		
		Valuation Summary	Modifier Total	RCN	Depr (78% Phys/ % Func)	RCNLD	
		Base Cost (18.58 x 300)	5,574		5,574	4,348	1,226
	SHDS	Shed - Small	16x12x8	Dirt	Galvanized Metal	192	
	Qual	3	Cond 3	Year 1990	Eff Age 36		
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (15.88 x 192)	3,049		3,049	2,439	610



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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
LD	LOAMY ALLUVIAL LAND	NP	33			8.073	106	106	853	853
MA	MANSIC CLAY 0-1%	NP	51			.032	163	163	5	5
OA	OTERO LOAMY SAND	NP	15			13.797	48	48	662	662
PD	PRATT LOAMY HUMMOCKY	NP	31			5.025	99	99	499	499
QA	QUINLAN LOAM	NP	11			1.049	35	35	37	37
QC	QUINLAN-WDWARD 5-12%	NP	14			10.930	45	45	490	490
WD	WOODWARD-QUINLAN3-8%	NP	23			.094	74	74	7	7
NP Totals						39.000			2,553	2,553
Total Agland						39.000			2,553	2,553