




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:36:51
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Assessment Data					Primary Image									
Account	300003257				 <p>0000-20-28N-22W-2-002-00 3257 11/10/2020</p> <p>HOUSE 11/13/2020</p>									
Parcel ID	0000-20-28N-22W-2-002-00													
Cadastral ID	0000-28N-22W-20-2-002-00													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	2											
Tax Area	102 - 4R-BUFFALO													
Name ID	13764													
ARANDA, RIGOBERTO L. & SHELBY K. ARANDA														
19222 E 8 ROAD BUFFALO OK 73834-0000														
Parcel Location														
Situs	19222 8 RD E													
Subdivision														
Lot/Block	/	Parcel Size	2 - Acres											
Sec/Twn/Rng	20 / 28 / 22 / 2													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.94187367 -99.47780609														
SEC. 20-28-22 2 AC TRACT IN NW4 BOOK 716 PAGE 406														
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	716/406	HENRY, LEE ROY AND	02/10/2016	7,500	Q					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	5,750	5,750	12%	690	Assessed	25,827	2,033.62					
Year Frozen		Improvements	258,591	209,470		25,137	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-79.00					
TIF Project ID	0	Total Value	264,341	215,220		25,827	Total Taxable	24,827	1,955.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300003257	ARANDA, RIGOBERTO L. &	102	264,341	1000	24,074	1,896.00							
2024	2024-300003257	ARANDA, RIGOBERTO L. &	102	278,627	1000	22,969	1,870.00							
2023	2023-300003257	ARANDA, RIGOBERTO L. &	102	237,009	1000	22,271	1,842.00							
2022	2022-300003257	ARANDA, RIGOBERTO L. &	102	188,280	1000	21,594	1,776.00							
2021	2021-300003257	ARANDA, RIGOBERTO L. &	102	186,740	1000	21,409	1,768.00							
2020	2020-300003257	ARANDA, RIGOBERTO L. &	102	180,972	1000	20,717	1,705.00							
2019	2019-0003257	ARANDA, RIGOBERTO L. &	102	182,497		20,900	1,732.00							
2018	2018-0003257	ARANDA, RIGOBERTO L. &	102	182,497		21,900	1,816.00							
2017	2017-0003257	ARANDA, RIGOBERTO L. &	102	24,125		2,895	241.00							
2016	2016-0003257	ARANDA, RIGOBERTO L. &	102	31,178		2,580	220.00							
2015	2015-0003257	HENRY, LEE ROY AND	102	30,066		2,506	199.00							
2014	2014-0003257	HENRY, LEE ROY AND	102	28,235		2,432	195.00							
2013	2013-0003257	HENRY, LEE ROY AND	102	28,235		2,362	188.00							



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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 2 Topography Street Access Utilities Amenities Method Acre Base Lot Value 2.00 x 2,875.00 = 5,750 Factor Value Adjustments Lot Value 5,750		<p>0000-20-28N-22W-2-002-00 3257 11/10/2020</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	2,480 / 2,480
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	
Remodel	
Year/Eff Age	2017 / 9



HOUSE 11/13/2020

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		

Cost Approach		Manual :	
Base Cost	74.87	Total Misc Impr	+ 12,157
Roofing Adj	+ 3.57	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 243,169
Heat/Cool Adj	+ 10.77	Depreciation (9%)	- 21,885
Plumbing Adj	+ 3.94	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 221,284
Adj Base Cost	= 93.15	Lot Value	+ 5,750
Total Area	x 2,480	Indicated Value	= 227,034
Adjusted Cost	= 231,012	Value Per SqFt	91.55

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	221,284		
Lot Value	5,750		
Indicated Value	227,034	91.55	Per SqFt
Agland Value			
Site Improvements	35,102		
Total Value	262,136	105.70	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	1667	32x10	2020	320	13.13		4,202
PATC	Patio - Covered	1668	62x10	2020	620	12.83		7,955



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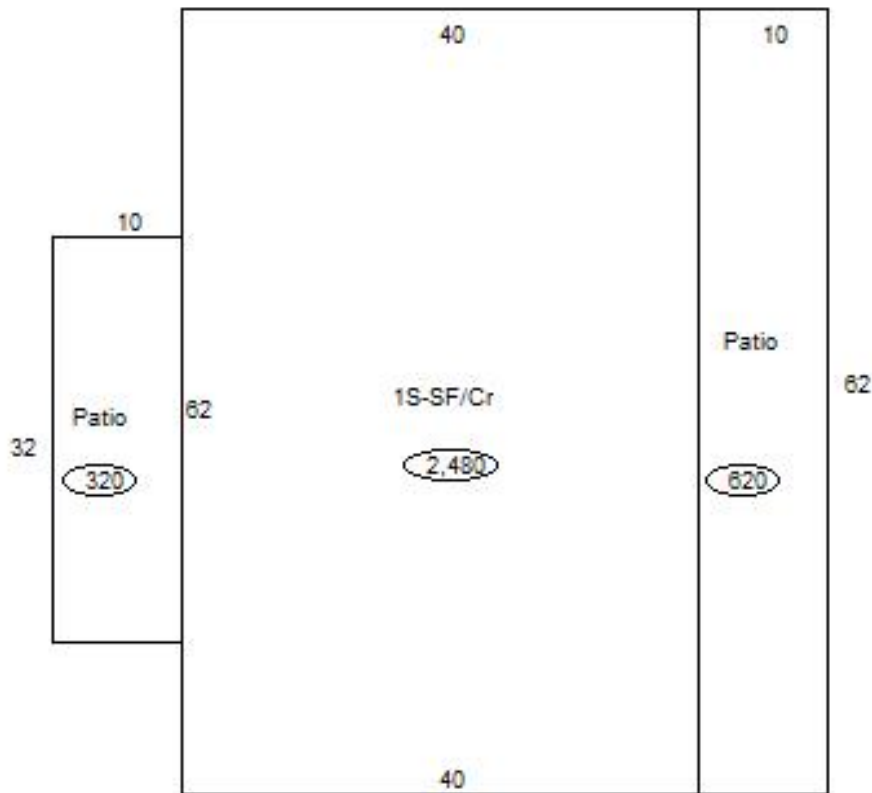
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	2,480	1.000	2,480
2	M	PATC		20	Patio	320	1.000	320
3	M	PATC		20	Patio	620	1.000	620
Total Building Area						2,480		2,480



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Wood	15x10x6	Plank	Formed Metal	150
	Qual	3	Cond 3	Year 2024	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (22.64 x 150)		3,396	3,396	340	3,056
	CKCP	Chicken Coop	10x4x3	Dirt	Composition Shingle	40
	Qual	3.25	Cond 3	Year 2020	Eff Age 6	
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
	Base Cost (5.53 x 40)		221	221	82	139
	UTIL	Utility Building / GARAGE	50x30x16	Concrete	Formed Metal	1,500
	Qual	3	Cond 3	Year 2016	Eff Age 10	
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (26.40 x 1,500)		39,600	39,600	7,920	31,680
	LOAF	Loafing Shed	12x8x6	Dirt	Formed Metal	96
	Qual	3	Cond 3	Year 2005	Eff Age 21	
	Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD
	Base Cost (6.06 x 96)		582	582	355	227