



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:04:58
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300005312 Parcel ID 1070-00-166-008-0-001-00 Cadastral ID 1070-166-008-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 201 - 4T-BUFFALO-C Name ID 14659 ARREDONDO, RAUL & MARIA ARREDONDO P O BOX 684 BUFFALO OK 73834-0000 Parcel Location Situs 00216 NW SECOND ST Subdivision MILLER'S ADDN Lot/Block 0008 / 0166 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO																																																																																																																									
Legal Description Lat/Long: 36.98315985 -99.87380550 MILLER'S ADD. BLOCK 166 LOTS 8; 1' ON SIDE OF 6 BOOK 773 PAGE 226										HOUSE 2/11/2025																																																																																																															
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 Time 07:04:58
 Page 2

Lot Data		Square-Foot - BUFFALO ORIGMILLERS	
Lot Size	0	0	
Lot Count			
Units Buildable	917		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	3,056.00 x .30 = 917		
Factor Value			
Adjustments			
Lot Value	917		



HOUSE 2/11/2025

Residential Data	
Type	1 Single Family Residence
Condition	2.75 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Asbestos Siding
Base/Total Area	600 / 600
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	4 Metal, Preformed
Area on Slab	600
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	PARTIAL -
Year/Eff Age	1936 / 65

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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	23,803		
Lot Value	917		
Indicated Value	24,720	41.20	Per SqFt
Agland Value			
Site Improvements	271		
Total Value	24,991	41.65	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	100.30	Total Misc Impr	+ 344
Roofing Adj	+ 5.82	Garage Cost	+ 344
Subfloor Adj	+ -2.36	Total RCN	= 70,010
Heat/Cool Adj	+ 1.73	Depreciation (66%)	- 46,207
Plumbing Adj	+ 10.63	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 23,803
Adj Base Cost	= 116.11	Lot Value	+ 917
Total Area	x 600	Indicated Value	= 24,720
Adjusted Cost	= 69,666	Value Per SqFt	41.20

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	3099	5x3	1936	15	22.90		344



Harper

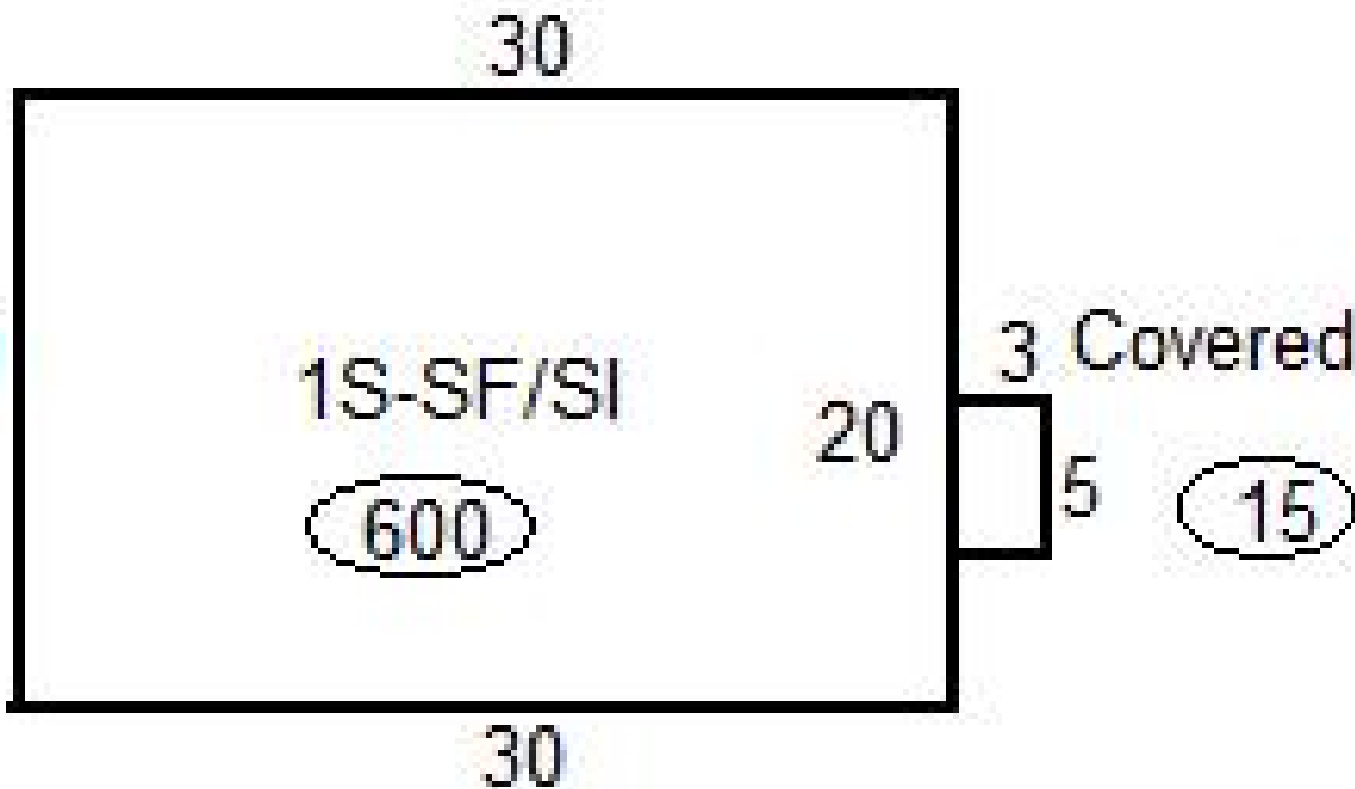
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Page 3

Sketch Image

300005312



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	600	1.000	600
2	M	PRCH		20	Covered Slab	15	1.000	15
Total Building Area						600		600



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Page 4

300005312

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete Walk	18x3x0	Concrete		54
	Qual	3	Cond 2	Year 2015	Eff Age 13	
Valuation Summary		Modifier Total	RCN	Depr (74% Phys/ % Func)		RCNLD
Base Cost (7.73 x 54)		417		417	309	108
	PACN	Paving - Concrete Back Yard Patio	12x10x0	Concrete		120
	Qual	3	Cond 2	Year 2008	Eff Age 22	
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (6.78 x 120)		814		814	651	163