




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:05:05  
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Assessment Data					Primary Image																																																																																																																			
<b>Account</b> 300005320 <b>Parcel ID</b> 1070-00-167-008-0-001-00 <b>Cadastral ID</b> 1070-167-008-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 3 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 14659 ARREDONDO, RAUL & MARIA ARREDONDO  P O BOX 684 BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 00216 NW FIRST ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0008 / 0167 <b>Parcel Size</b> 3 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO					 <p>HOUSE 2/11/2025</p>																																																																																																																			
<b>Legal Description</b> Lat/Long: 36.82973999 -99.62908266 MILLERS ADD. BLOCK 167 LOTS 8-10-12																																																																																																																								
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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	75 x 117.5	
Lot Count		
Units Buildable	2644	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	8,812.50 x .30 = 2,644	
Factor Value		
Adjustments		
Lot Value	2,644	

Residential Data	
Type	1 Single Family Residence
Condition	3.25 - Average
Quality	3.25 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,234 / 1,234
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	, 832 Partition
Garage Type	360 Detached Garage - Finished
Remodel	PARTIAL -
Year/Eff Age	1940 / 74

HOUSE	2/11/2025
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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	89.73	Total Misc Impr	+ 14,447
Roofing Adj	+ 5.26	Garage Cost	+ 17,874
Subfloor Adj	+ 0.00	Total RCN	= 170,640
Heat/Cool Adj	+ 11.55	Depreciation ( 73%)	- 124,567
Plumbing Adj	+ 5.54	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 46,073
Adj Base Cost	= 112.09	Lot Value	+ 2,644
Total Area	x 1,234	Indicated Value	= 48,717
Adjusted Cost	= 138,319	Value Per SqFt	39.48

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	46,073		
Lot Value	2,644		
Indicated Value	48,717	39.48	Per SqFt
Agland Value			
Site Improvements	3,293		
Total Value	52,010	42.15	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	Fireplace - Residential 1 Story	0		1 1940	1	5,130.11		5,130
RSPC	Raised Slab Porch - Covered	3131	14x8	1940	112	41.96		4,700
WODO	Wood Deck - Open	3133	30x10		300	15.39		4,617



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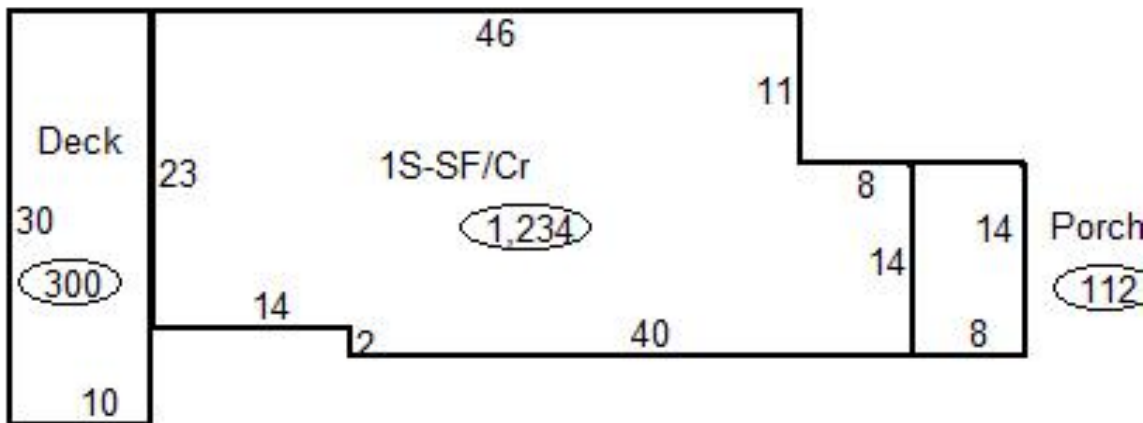
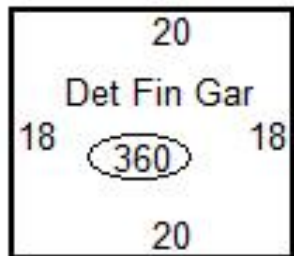
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Sketch Image

300005320



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,234	1.000	1,234
2	M	RSPC		20	Porch	112	1.000	112
3	G	6		20	Det Fin Gar	360	1.000	360
4	M	WODO		20	Deck	300	1.000	300
<b>Total Building Area</b>						1,234		1,234



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	48x14x6	Concrete	Formed Metal	672
	Qual	4	Cond 4	Year 2005	Eff Age 17	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (62% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (9.41 x 672)	6,324		6,324	3,921	2,403
	PACN	Paving - Concrete Driveway	85x10x0	Concrete		850
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.11 x 850)	3,494		3,494	2,795	699
	PACN	Paving - Concrete / SIDEWALK	30x5x0	Concrete		150
	Qual	3	Cond 3	Year 1940	Eff Age 86	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (6.35 x 150)	953		953	762	191