



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
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Assessment Data					Primary Image																																																																																																															
Account 300005376 Parcel ID 1070-00-174-005-0-001-00 Cadastral ID 1070-174-005-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 2 Tax Area 201 - 4T-BUFFALO-C Name ID 14694 ARANDA, VICTOR & CHELSEY ARANDA P O BOX 1244 BUFFALO OK 73834- Parcel Location Situs 00213 NE SIXTH ST Subdivision MILLER'S ADDN Lot/Block 0005 / 0174 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					<p>1070-00-174-005-0-001-00 02/22/24</p>																																																																																																															
Legal Description Lat/Long: 36.83724287 -99.62733070 MILLER'S ADD BLOCK 174 LOTS 5-7-9 **TAX WARRANT BOOK 779 PAGE 591**																																																																																																																				
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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 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,250 / 1,875
Style	100% 1 1/2 Story Finished
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	1961 / 65

HOUSE	2/23/2024
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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	71.71	Total Misc Impr	+ 1,154
Roofing Adj	+ 2.76	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 170,785
Heat/Cool Adj	+ 10.77	Depreciation (66%)	- 112,718
Plumbing Adj	+ 5.23	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 58,067
Adj Base Cost	= 90.47	Lot Value	+ 2,644
Total Area	x 1,875	Indicated Value	= 60,711
Adjusted Cost	= 169,631	Value Per SqFt	32.38

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	58,067		
Lot Value	2,644		
Indicated Value	60,711	32.38	Per SqFt
Agland Value			
Site Improvements	2,232		
Total Value	62,943	33.57	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	3279	5x4		20	9.78		196
PRCH	Slab Porch - Covered	3280	7x6		42	22.82		958



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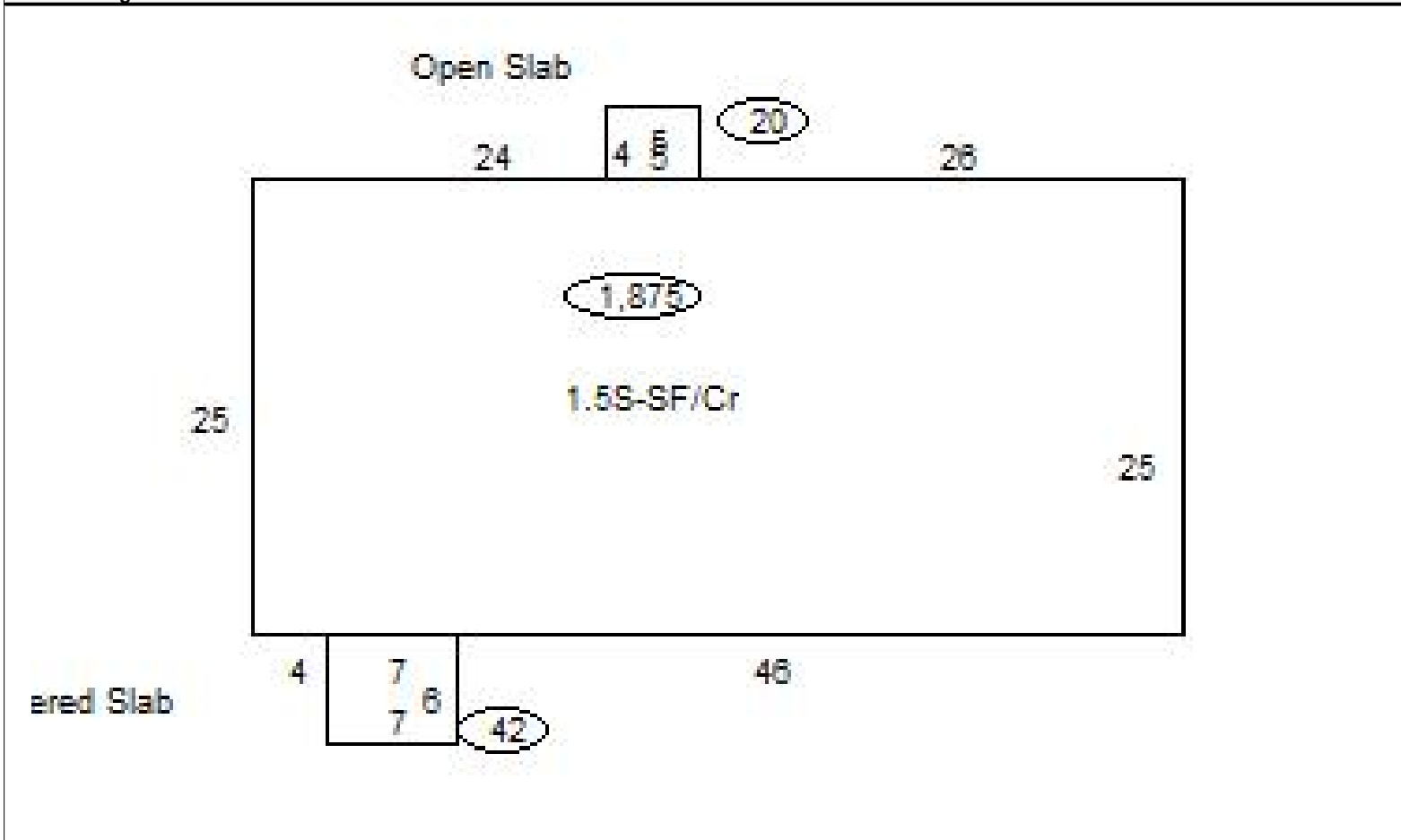
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Open Slab	20	1.000	20
2	M	PRCH		20	Covered Slab	42	1.000	42
3	R	5	Crawl	20	1.5S-SF/Cr	1,250	1.500	1,875
Total Building Area						1,250		1,875



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPDT	Carport - Detached	18x20x8	Dirt	Galvanized Metal	360	
	Qual 3	Cond 3	Year 2008	Eff Age 18			
		Valuation Summary	Modifier Total	RCN	Depr (64% Phys/ 0% Func)	RCNLD	
		Base Cost (4.75 x 360)	1,710		1,710	1,094	616
	SHDS	Shed - Small	16x14x8	Dirt	Galvanized Metal	224	
	Qual 3	Cond 3	Year 2005	Eff Age 21			
		Valuation Summary	Modifier Total	RCN	Depr (61% Phys/ 0% Func)	RCNLD	
		Base Cost (18.50 x 224)	4,144		4,144	2,528	1,616