




# 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	300005452				 <p>HOUSE 2/24/2025</p>																			
Parcel ID	1070-00-206-017-0-001-00																							
Cadastral ID	1070-206-017-00-0-001-00																							
Property Type	REAL - Real Property																							
Property Class	UR	VI Area	3																					
Tax Area	201 - 4T-BUFFALO-C																							
Name ID	24581																							
AGUILAR, HEBER ADONIAS ARRIOLA																								
PO BOX 218 BUFFALO OK 73834																								
Parcel Location																								
Situs	00403 NW THIRD ST																							
Subdivision	MILLER'S ADDN																							
Lot/Block	0017 / 0206	Parcel Size	2 - Lots																					
Sec/Twn/Rng	/ / /																							
Neighborhood	100100 - BUFFALO ORIG/MILLERS																							
School District	4-BUFFAL - 4-BUFFALO																							
Legal Description Lat/Long: 36.83051554 -99.62587128																								
MILLERS ADD BLOCK 206 LOTS W 105' OF 17;ALL 19 BOOK 782 PAGE 709 QCD																								
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> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount															
Number	Description	Opened	Closed	Amount																				
Exemptions																								
Code	Type	Active	Maximum	Exemption																				
Sale History																								
Bk/Pg	Grantor	Date	Price	Code																				
782/709	SAFETY LIFT, LLC	07/05/2024	6,000	16																				
746/207	OPFERMAN, DAVID J & JAN	07/29/2019	12,000	16																				
655/625	BERENDS, JOY	01/14/2010	6,500	07																				
Parcel Valuation																								
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																
Remove Cap	2025	Land Value	1,669	1,669	12%	200	Assessed	2,003	157.72															
Year Frozen		Improvements	15,025	15,025		1,803	Penalty	0																
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00															
TIF Project ID	0	Total Value	16,694	16,694		2,003	Total Taxable	2,003	158.00															
Assessment History																								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																	
2025	2025-300005452	AGUILAR, HEBER ADONIAS ARRIOLA	201	16,694	0	2,003	158.00																	
2024	2024-300005452	AGUILAR, HEBER ADONIAS ARRIOLA	201	17,748	0	1,498	122.00																	
2023	2023-300005452	SAFETY LIFT, LLC	201	16,295	0	1,427	118.00																	
2022	2022-300005452	SAFETY LIFT, LLC	201	13,699	0	1,359	112.00																	
2021	2021-300005452	SAFETY LIFT, LLC	201	10,787	0	1,294	107.00																	
2020	2020-300005452	SAFETY LIFT, LLC	201	10,787	0	1,294	106.00																	
2019	2019-0005452	SAFETY LIFT, LLC	201	10,787		1,266	105.00																	
2018	2018-0005452	OPFERMAN, DAVID	201	10,787		1,206	100.00																	
2017	2017-0005452	OPFERMAN, DAVID	201	10,787		1,149	96.00																	
2016	2016-0005452	OPFERMAN, DAVID	201	10,787		1,094	93.00																	
2015	2015-0005452	OPFERMAN, DAVID	201	10,822		1,042	83.00																	
2014	2014-0005452	OPFERMAN, DAVID	201	10,822		992	79.00																	
2013	2013-0005452	OPFERMAN, DAVID	201	12,957		945	75.00																	



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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	1669	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	5,563.00 x .30 = 1,669	
Factor Value		
Adjustments		
Lot Value	1,669	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	512 / 512
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	260 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1940 / 86

HOUSE	2/24/2025
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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	102.40	Total Misc Impr	+ 1,706
Roofing Adj	+ 5.82	Garage Cost	+ 11,300
Subfloor Adj	+ 0.00	Total RCN	= 75,675
Heat/Cool Adj	+ 1.73	Depreciation ( 80%)	- 60,540
Plumbing Adj	+ 12.45	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 15,135
Adj Base Cost	= 122.40	Lot Value	+ 1,669
Total Area	x 512	Indicated Value	= 16,804
Adjusted Cost	= 62,669	Value Per SqFt	32.82

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	15,135		
Lot Value	1,669		
Indicated Value	16,804	32.82	Per SqFt
Agland Value			
Site Improvements			
Total Value	16,804	32.82	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	3514	15x5	1940	75	22.74		1,706



Harper

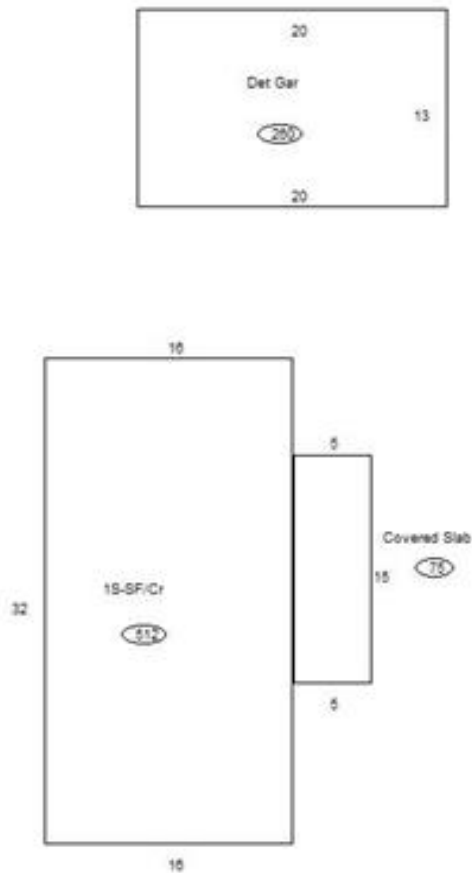
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Sketch Image

300005452



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1S-SF/Cr	512	1.000	512
2	M	PRCH		10	Covered Slab	75	1.000	75
3	G	2		10	Det Gar	260	1.000	260
<b>Total Building Area</b>						512		512