



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:07:12
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Assessment Data					Primary Image																																																																																																																																																																					
Account 300005454 Parcel ID 1070-00-206-021-0-001-00 Cadastral ID 1070-206-021-00-0-001-00 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 00401 NW THIRD ST Subdivision MILLER'S ADDN Lot/Block 0021 / 0206 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO																																																																																																																																																																										
Legal Description Lat/Long: 36.83083910 -99.62707884 MILLERS ADD. BLOCK 206 LOTS 21-23 BOOK 760 PAGE 576										HOUSE 2/24/2025																																																																																																																																																																
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Lot Data		Square-Foot - BUFFALO ORIGMILLERS	
Lot Size	50	x	117.5
Lot Count			
Units Buildable	1763		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	5,875.00 x .30 = 1,763		
Factor Value			
Adjustments			
Lot Value	1,763		



HOUSE 2/24/2025

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,408 / 1,408
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	288 Total, 288 Partition
Garage Type	560 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1940 / 86

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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	35,220		
Lot Value	1,763		
Indicated Value	36,983	26.27	Per SqFt
Agland Value			
Site Improvements	1,475		
Total Value	38,458	27.31	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	86.69	Total Misc Impr	+ 3,691
Roofing Adj	+ 4.04	Garage Cost	+ 19,359
Subfloor Adj	+ 0.00	Total RCN	= 176,100
Heat/Cool Adj	+ 1.73	Depreciation (80%)	- 140,880
Plumbing Adj	+ 4.53	Lump Sums	+ 0
Basement Adj	+ 11.71	RCNLD	= 35,220
Adj Base Cost	= 108.70	Lot Value	+ 1,763
Total Area	x 1,408	Indicated Value	= 36,983
Adjusted Cost	= 153,050	Value Per SqFt	26.27

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	3524	3x3		9	9.78		88
PRCH	Slab Porch - Open	3525	20x8		160	22.52		3,603



Harper

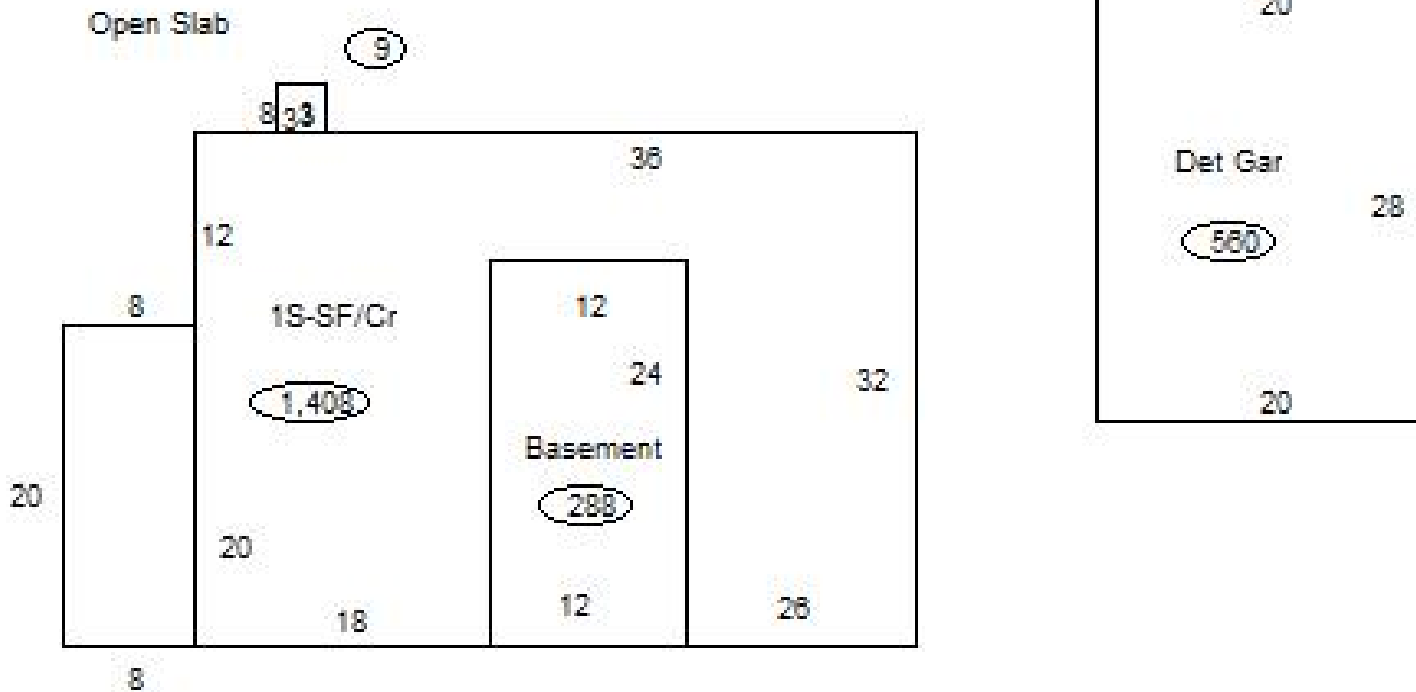
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Sketch Image

300005454



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Open Slab	9	1.000	9
2	M	PRCH		20	Covered Slab	160	1.000	160
3	B			20	Basement	288	1.000	288
4	R	1	Crawl	20	1S-SF/Cr	1,408	1.000	1,408
5	G	2		20	Det Gar	560	1.000	560
Total Building Area						1,408		1,408



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached In Front of Garage	24x24x10	Dirt	Formed Metal	576
	Qual	3	Cond 3	Year	2012	Eff Age 14
		Valuation Summary	Modifier Total	RCN	Depr (56% Phys/ 0% Func)	RCNLD
		Base Cost (5.82 x 576)	3,352		3,352	1,877
						1,475