



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:20:43  
 Page 1

Assessment Data					Primary Image																													
Account	300002110																																	
Parcel ID	0000-04-27N-21W-4-001-00																																	
Cadastral ID	0000-27N-21W-04-4-001-00																																	
Property Type	REAL - Real Property																																	
Property Class	RR	VI Area	2																															
Tax Area	102 - 4R-BUFFALO																																	
Name ID	24466																																	
MILLER, CHYRRL, LIFE EST.																																		
19993 E 12 RD SELMAN OK 73834-0000																																		
Parcel Location																																		
Situs	19993 12 RD E																																	
Subdivision																																		
Lot/Block	/	Parcel Size	10 - Acres																															
Sec/Twn/Rng	4 / 27 / 21 / 4																																	
Neighborhood	1000 - COUNTY																																	
School District	4-BUFFAL - 4-BUFFALO																																	
Legal Description Lat/Long: 36.82337544 -99.45252483																																		
SEC.4-27-21 SE4SE4SE4 BOOK 758 PAGE 566 SHAUN MILLER REMAINDERMAN BOOK 298 PG 324																																		
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> </tbody> </table>					Number	Description	Opened	Closed	Amount																									
Number	Description	Opened	Closed	Amount																														
Exemptions																																		
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> <td>758/566</td> <td>MILLER, MICHAEL</td> <td>03/17/2021</td> <td></td> <td>0 04</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>/</td> <td>MILLER, MICHAEL</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	H	Homestead	Yes	1,000	1,000	758/566	MILLER, MICHAEL	03/17/2021		0 04						/	MILLER, MICHAEL			
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																									
H	Homestead	Yes	1,000	1,000	758/566	MILLER, MICHAEL	03/17/2021		0 04																									
					/	MILLER, MICHAEL																												
Sale History																																		
Parcel Valuation																																		
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																										
Remove Cap		Land Value	11,750	10,823	12%	1,299	Assessed	15,979	1,258.19																									
Year Frozen		Improvements	159,939	122,337		14,680	Penalty	0																										
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-79.00																									
TIF Project ID	0	Total Value	171,689	133,160		15,979	Total Taxable	14,979	1,179.00																									
Assessment History																																		
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																											
2025	2025-300002110	MILLER, CHYRRL, LIFE EST.	102	171,689	1000	14,514	1,143.00																											
2024	2024-300002110	MILLER, CHYRRL, LIFE EST.	102	180,997	1000	14,062	1,145.00																											
2023	2023-300002110	MILLER, CHYRRL, LIFE EST.	102	143,006	1000	13,623	1,127.00																											
2022	2022-300002110	MILLER, CHYRRL, LIFE EST.	102	141,267	1000	13,197	1,086.00																											
2021	2021-300002110	MILLER, CHYRRL, LIFE EST.	102	143,481	1000	12,784	1,055.00																											
2020	2020-300002110	MILLER, MICHAEL	102	143,481	1000	12,382	1,019.00																											
2019	2019-0002110	MILLER, MICHAEL	102	147,412		11,993	994.00																											
2018	2018-0002110	MILLER, MICHAEL	102	149,378		11,614	963.00																											
2017	2017-0002110	MILLER, MICHAEL	102	145,144		11,247	935.00																											
2016	2016-0002110	MILLER, MICHAEL	102	146,959		10,890	927.00																											
2015	2015-0002110	MILLER, MICHAEL	102	122,878		8,099	643.00																											
2014	2014-0002110	MILLER, MICHAEL	102	118,627		7,834	628.00																											
2013	2013-0002110	MILLER, MICHAEL	102	71,479		7,578	604.00																											



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Date 02/06/2026  
 Time 06:20:43  
 Page 2

Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 10 Topography Street Access Utilities Amenities  Method Acre Base Lot Value 10.00 x 1,175.00 = 11,750 Factor Value Adjustments Lot Value 11,750		

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,966 / 1,966
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	5 Wood or Shake Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1982 / 49

HOUSE	4/30/2024
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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	76.96	Total Misc Impr	+ 5,082
Roofing Adj	+ 3.79	Garage Cost	+ 9,965
Subfloor Adj	+ 0.88	Total RCN	= 206,752
Heat/Cool Adj	+ 9.78	Depreciation ( 56%)	- 115,781
Plumbing Adj	+ 6.10	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 90,971
Adj Base Cost	= 97.51	Lot Value	+ 11,750
Total Area	x 1,966	Indicated Value	= 102,721
Adjusted Cost	= 191,705	Value Per SqFt	52.25

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	90,971		
Lot Value	11,750		
Indicated Value	102,721	52.25	Per SqFt
Agland Value			
Site Improvements	65,811		
Total Value	168,532	85.72	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1	1	4,340.86		4,341
PRCH	Slab Porch - Covered	1027	6x6		36	20.58		741



Harper

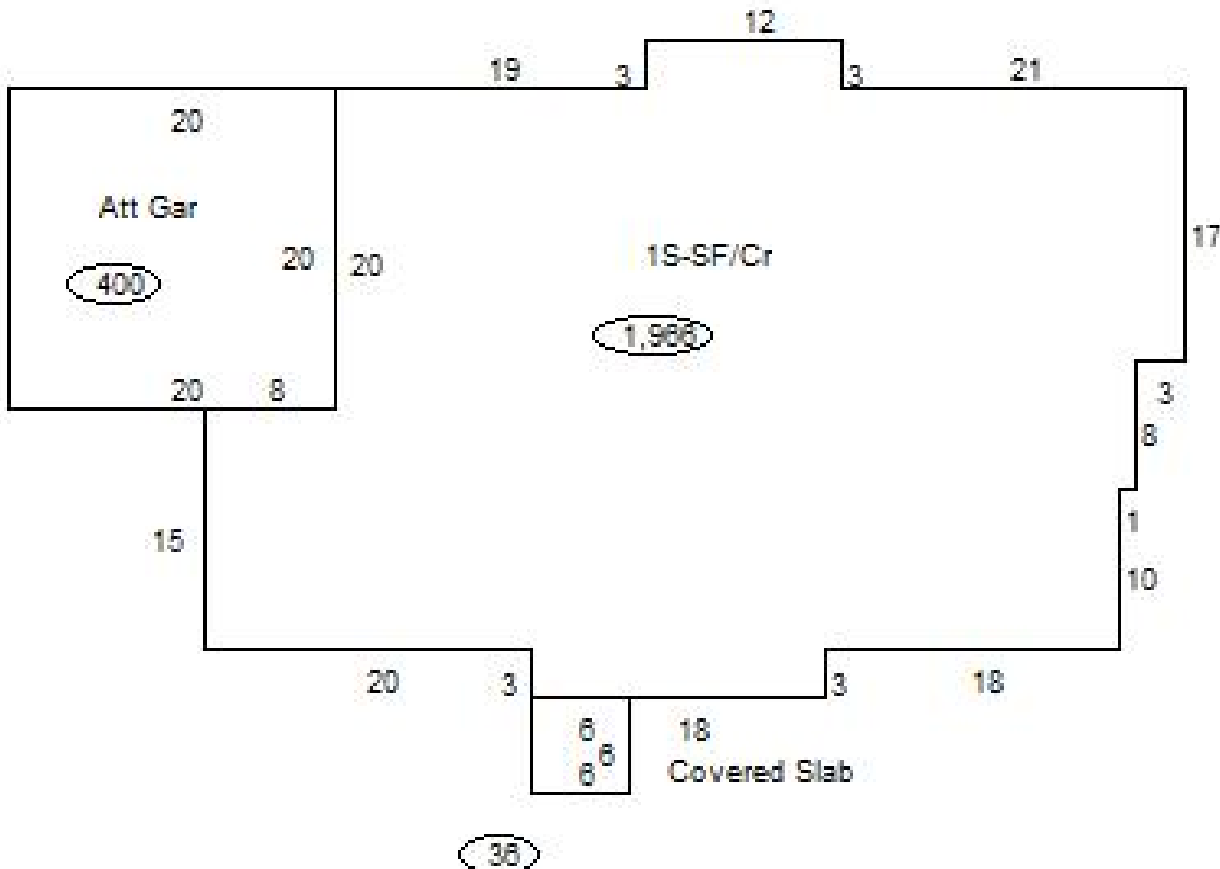
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Date 02/06/2026  
 Time 06:20:43  
 Page 3

Sketch Image

300002110



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	Covered Slab	36	1.000	36
2	R	1.	Crawl	20	1S-SF/Cr	1,966	1.000	1,966
3	G	1		20	Att Gar	400	1.000	400
<b>Total Building Area</b>						1,966		1,966



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Date 02/06/2026  
 Time 06:20:43  
 Page 4

300002110

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shed 2016 Plane Hanger	46x45x10	Concrete	Formed Metal	2,070
	Qual	3	Cond 3	Year 2016	Eff Age 10	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (20% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (24.28 x 2,070)		50,260	50,260	10,052	40,208
	UTIL	Utility Bldg 2013 Next to Garage	36x20x10	Concrete	Galvanized Metal	720
	Qual	3	Cond 3	Year 2013	Eff Age 13	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (28% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (28.58 x 720)		20,578	20,578	5,762	14,816
	CPDT	Carport - Det S of Hanger	20x20x10	Concrete	Formed Metal	400
	Qual	3	Cond 3	Year 2008	Eff Age 18	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (64% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (8.98 x 400)		3,592	3,592	2,299	1,293
	UTIL	Utility Bldg/Older- 2nd From Garage	36x24x10	Concrete		864
	Qual	3	Cond 3	Year 1990	Eff Age 36	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (62% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (28.22 x 864)		24,382	601	24,983	15,489
	Warm & Cooled Air		Total Area	600		601