



# 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	300002640								
Parcel ID	0000-03-27N-24W-2-001-00								
Cadastral ID	0000-27N-24W-03-2-001-00								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	3						
Tax Area	102 - 4R-BUFFALO								
Name ID	13489								
MILLER, THEDA J. LIVING TRUST									
1284 N 190 RD									
BUFFALO OK 73834-0000									
Parcel Location					1 NV 7/22/2021				
Situs	327N24W21								
Subdivision									
Lot/Block	/	Parcel Size	280 - Acres						
Sec/Twn/Rng	3 / 27 / 24 / 2								
Neighborhood	1000 - COUNTY								
School District	4-BUFFAL - 4-BUFFALO								
Legal Description					Building Permits				
SEC.3-27-24 SW4; SW4NW4; W2SE4 BOOK 677 PAGE 524 THEDA J MILLER LIVING TRUST					Lat/Long: 36.84491251 -99.78666790				
					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	MILLER, THEDA J. (TRUST)			
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax
Remove Cap		Land Value	19,123	19,123	12%	2,295	Assessed	2,295	180.71
Year Frozen		Improvements	0	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	19,123	19,123		2,295	Total Taxable	2,295	181.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300002640	MILLER, THEDA J. LIVING TRUST			102	19,123	0	2,295	181.00
2024	2024-300002640	MILLER, THEDA J. LIVING TRUST			102	19,123	0	2,295	187.00
2023	2023-300002640	MILLER, THEDA J. LIVING TRUST			102	19,123	0	2,295	190.00
2022	2022-300002640	MILLER, THEDA J. (TRUST)			102	19,490	0	2,339	192.00
2021	2021-300002640	MILLER, THEDA J. (TRUST)			102	19,490	0	2,339	193.00
2020	2020-300002640	MILLER, THEDA J. (TRUST)			102	19,490	0	2,339	192.00
2019	2019-0002640	MILLER, THEDA J. (TRUST)			102	19,490		2,339	194.00
2018	2018-0002640	MILLER, THEDA J. (TRUST)			102	19,490		2,339	194.00
2017	2017-0002640	MILLER, THEDA J. (TRUST)			102	19,490		2,339	194.00
2016	2016-0002640	MILLER, THEDA J. (TRUST)			102	19,490		2,339	199.00
2015	2015-0002640	MILLER, THEDA J. (TRUST)			102	19,490		2,339	186.00
2014	2014-0002640	MILLER, THEDA J. (TRUST)			102	19,490		2,339	187.00
2013	2013-0002640	MILLER, THEDA J. (TRUST)			102	19,490		2,339	186.00



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<b>Lot Data</b>	
Lot Size	-
Lot Count	-
Units Buildable	-
Non-Ag Acres	0
Topography	-
Street Access	-
Utilities	-
Amenities	-
<b>Method</b>	
Base Lot Value	-
Factor Value	-
Adjustments	-
Lot Value	-



1 NV 7/22/2021

<b>Residential Data</b>	
Type	-
Condition	-
Quality	-
Architecture	-
Style	-
Exterior Wall	-
Base/Total Area	/
Style	-
HVAC	-
Roof Cover	-
Area on Slab	-
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	-
Garage Type	-
Remodel	-
Year/Eff Age	/

**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	-	-

<b>Cost Approach</b>		<b>Manual :</b>	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 0
Total Area	x	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00

**Value Reconciliation**

Selected Approach	Cost Approach
Improvements	-
Lot Value	-
Indicated Value	0.00 Per SqFt
Agland Value	17,156
Site Improvements	-
Total Value	17,156 0.00 Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Agland Inventory

300002640

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CA	CAREY SILT 1-3%	IP	50			.119	197	197	23	23
CA	CAREY SILT 1-3%	CR	50			.032	255	255	8	8
LD	LOAMY ALLUVIAL LAND	NP	33			1.946	106	106	205	205
ME	MANSKER LOAM 3-5%	CR	31			.163	158	158	26	26
ME	MANSKER LOAM 3-5%	NP	31			10.326	99	99	1,024	1,024
ME	MANSKER LOAM 3-5%	IP	31			34.360	122	122	4,197	4,197
MG	MANSKER-POTTER 5-20%	NP	15			189.266	48	48	9,085	9,085
MG	MANSKER-POTTER 5-20%	IP	15			43.789	59	59	2,588	2,588
<b>IP Totals</b>						280.000			17,156	17,156
<b>Total Agland</b>						280.000			17,156	17,156