



# 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	300003411				<p>0000-23-28N-23W-1-003-00 05/20/24</p>									
Parcel ID	0000-23-28N-23W-1-003-00													
Cadastral ID	0000-28N-23W-23-1-003-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	2											
Tax Area	102 - 4R-BUFFALO													
Name ID	13836													
MILLER, BUCK, JR. & MARY ANN MILLER														
PO BOX 662 BUFFALO OK 73834-0000														
Parcel Location														
Situs	2328N23W13													
Subdivision														
Lot/Block	/	Parcel Size	93.33 - Acres											
Sec/Twn/Rng	23 / 28 / 23 / 1													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.91074557 -99.58678987														
SEC.23-28-23 N2S2NE4; SESENE4; E2E2SE4 BOOK 721 PAGE 90														
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					721/90	MELOTT, DONNA K.	11/04/2016	120,000	Q					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	6,040	6,040	12%	725	Assessed	4,371	344.17					
Year Frozen		Improvements	50,600	30,386		3,646	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	56,640	36,426		4,371	Total Taxable	4,371	344.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300003411	MILLER, BUCK, JR. &	102	56,640	0	4,244	334.00							
2024	2024-300003411	MILLER, BUCK, JR. &	102	56,264	0	4,121	336.00							
2023	2023-300003411	MILLER, BUCK, JR. &	102	43,592	0	4,001	331.00							
2022	2022-300003411	MILLER, BUCK, JR. &	102	32,366	0	3,884	319.00							
2021	2021-300003411	MILLER, BUCK, JR. &	102	33,145	0	3,978	328.00							
2020	2020-300003411	MILLER, BUCK, JR. &	102	33,145	0	3,978	327.00							
2019	2019-0003411	MILLER, BUCK, JR. &	102	33,145		3,978	330.00							
2018	2018-0003411	MILLER, BUCK, JR. &	102	33,145		3,978	330.00							
2017	2017-0003411	MILLER, BUCK, JR. &	102	33,145		3,978	331.00							
2016	2016-0003411	MELOTT, DONNA K.	102	20,209		2,425	206.00							
2015	2015-0003411	MELOTT, ROGER K. &	102	20,209		2,425	192.00							
2014	2014-0003411	MELOTT, ROGER K. &	102	20,209		2,425	194.00							
2013	2013-0003411	MELOTT, ROGER K. &	102	20,273		2,433	194.00							



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Lot Data		Primary Image						
Lot Size	-							
Lot Count	-							
Units Buildable	-							
Non-Ag Acres	0							
Topography	-							
Street Access	-							
Utilities	-							
Amenities	-							
Method	-							
Base Lot Value	-							
Factor Value	-	0000-23-28N-23W-1-003-00 05/20/24						
Adjustments	-	OPEN FACE SHED 5/23/2024						
Lot Value	-	<b>GRM Approach</b>						
<b>Residential Data</b>		GRM Code						
Type	-	Gross Rent						
Condition	-	Indicated Value						
Quality	-	<b>Multiple Regression</b>						
Architecture	-	MRA Code						
Style	-	Adusted R						
Exterior Wall	-	Indicated Value						
Base/Total Area /	-	<b>Direct Comparables</b>						
Style	-	Selection Model DEFAULT DEFAULT SELECTION MODEL						
HVAC	-	Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE						
Roof Cover	-	Comparables						
Area on Slab	-	Indicated Value						
Fixture/RghIn /	-	<b>Value Reconciliation</b>						
Bed/F/H Bath / /	-	Selected Approach Cost Approach						
Basement Area	-	Improvements						
Garage Type	-	Lot Value						
Remodel	-	Indicated Value 0.00 Per SqFt						
Year/Eff Age /	-	Aglard Value 6,040						
<b>Cost Approach</b>		Site Improvements 49,675						
Manual :		Total Value 55,715 0.00 Total Value Per SqFt						
Base Cost 0.00	Total Misc Impr + 0							
Roofing Adj + 0.00	Garage Cost +							
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 =							
Adj Base Cost = 0.00	Lot Value +							
Total Area x	Indicated Value =							
Adjusted Cost = 0	Value Per SqFt 0.00							
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	EQSL	Equipment Shelter	60x25x12	Dirt	Formed Metal	1,500	
	Qual	3	Cond 3	Year 2016	Eff Age 10		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (17.65 x 1,500)		26,475		26,475	5,295	21,180
	LOAF	Loafing Shed South Pens	40x20x8	Dirt	Formed Metal	800	
	Qual	3	Cond 3	Year 2012	Eff Age 14		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (6.06 x 800)		4,848		4,848	2,376	2,472
	UTIL	Utility Building	60x40x14	Concrete	Formed Metal	2,400	
	Qual	3	Cond 3	Year 2002	Eff Age 24		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (53% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (23.07 x 2,400)		55,368		55,368	29,345	26,023



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CA	CAREY SILT 1-3%	NP	50			1.000	160	160	160	160
QA	QUINLAN LOAM	NP	11			17.466	35	35	615	615
QC	QUINLAN-WDWARD 5-12%	CR	14			3.054	71	71	218	218
QC	QUINLAN-WDWARD 5-12%	NP	14			45.682	45	45	2,047	2,047
WB	WOODWARD 3-8%	CR	33			3.859	168	168	648	648
WB	WOODWARD 3-8%	NP	33			22.269	106	106	2,352	2,352
<b>NP Totals</b>						93.330			6,040	6,040
<b>Total Agland</b>						93.330			6,040	6,040