



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:57:13  
 Page 1

Assessment Data					Primary Image																																																																					
<b>Account</b> 300004765 <b>Parcel ID</b> 1001-00-010-002-0-001-00 <b>Cadastral ID</b> 1001-010-002-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 1 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 14343 APPLETON, J.C. & BARBARA E. APPLETON  307 E. MAPLE ST BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 00307 E MAPLE ST <b>Subdivision</b> BUFFALO ORIG <b>Lot/Block</b> 0002 / 0010 <b>Parcel Size</b> 15 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO					<p>1001-00-010-002-0-001-00 01/05/23</p>																																																																					
<b>Legal Description</b> Lat/Long: 36.82912648 -99.62973806 BUFFALO ORIG BLOCK 10 LOTS: 2-3-4,7-8-9 THUR 18 INCLUDES VACATED STREET										<b>HOUSE</b> 1/6/2023																																																																
<b>Exemptions</b>					<b>Building Permits</b>																																																																					
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	<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																																																		
Code	Type	Active	Maximum	Exemption																																																																						
H	Homestead	Yes	1,000	1,000																																																																						
Number	Description	Opened	Closed	Amount																																																																						
<b>Parcel Valuation</b>					<b>Sale History</b>																																																																					
<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>78.740</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td></td> <td>17,550</td> <td>17,550</td> <td>12%</td> <td>2,106</td> <td>Assessed</td> <td>13,096</td> <td>1,031.18</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>19,023</td> <td>13,927</td> <td></td> <td>1,671</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>77,658</td> <td>77,658</td> <td></td> <td>9,319</td> <td>Exemption</td> <td>1,000</td> <td>-79.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>114,231</td> <td>109,135</td> <td></td> <td>13,096</td> <td>Total Taxable</td> <td>12,096</td> <td>952.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	Remove Cap		17,550	17,550	12%	2,106	Assessed	13,096	1,031.18	Year Frozen		19,023	13,927		1,671	Penalty	0		Uncapped Value	0	77,658	77,658		9,319	Exemption	1,000	-79.00	TIF Project ID	0	114,231	109,135		13,096	Total Taxable	12,096	952.00	<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>591/826</td> <td>ROBERTSON, MICHAEL G.</td> <td>04/03/2004</td> <td>6,000</td> <td>U</td> </tr> <tr> <td>591/825</td> <td>GRAY, DOUG</td> <td>02/23/2004</td> <td>5,500</td> <td>PQ</td> </tr> <tr> <td>/</td> <td>APPLETON, J.C.AND</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	591/826	ROBERTSON, MICHAEL G.	04/03/2004	6,000	U	591/825	GRAY, DOUG	02/23/2004	5,500	PQ	/	APPLETON, J.C.AND			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																																																																		
Remove Cap		17,550	17,550	12%	2,106	Assessed	13,096	1,031.18																																																																		
Year Frozen		19,023	13,927		1,671	Penalty	0																																																																			
Uncapped Value	0	77,658	77,658		9,319	Exemption	1,000	-79.00																																																																		
TIF Project ID	0	114,231	109,135		13,096	Total Taxable	12,096	952.00																																																																		
Bk/Pg	Grantor	Date	Price	Code																																																																						
591/826	ROBERTSON, MICHAEL G.	04/03/2004	6,000	U																																																																						
591/825	GRAY, DOUG	02/23/2004	5,500	PQ																																																																						
/	APPLETON, J.C.AND																																																																									
<b>Assessment History</b>																																																																										
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>	<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>																																																																			
2025	2025-300004765	APPLETON, J.C. &	201	114,231	1000	11,715	922.00																																																																			
2024	2024-300004765	APPLETON, J.C. &	201	118,195	1000	11,345	924.00																																																																			
2023	2023-300004765	APPLETON, J.C. &	201	99,875	1000	10,985	909.00																																																																			
2022	2022-300004765	APPLETON, J.C. &	201	99,875	1000	10,985	904.00																																																																			
2021	2021-300004765	APPLETON, J.C.AND	201	99,875	1000	10,985	907.00																																																																			
2020	2020-300004765	APPLETON, J.C.AND	201	99,875	1000	10,985	904.00																																																																			
2019	2019-0004765	APPLETON, J.C.AND	201	101,956		11,234	931.00																																																																			
2018	2018-0004765	APPLETON, J.C.AND	201	104,038		11,484	952.00																																																																			
2017	2017-0004765	APPLETON, J.C.AND	201	104,375		11,525	958.00																																																																			
2016	2016-0004765	APPLETON, J.C.AND	201	125,350		11,983	1,020.00																																																																			
2015	2015-0004765	APPLETON, J.C.AND	201	105,046		11,605	921.00																																																																			
2014	2014-0004765	APPLETON, J.C.AND	201	108,726		12,047	965.00																																																																			
2013	2013-0004765	APPLETON, J.C.AND	201	112,536		12,504	996.00																																																																			



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:57:13  
 Page 2

Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	17550	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	58,500.00 x .30 = 17,550	
Factor Value		
Adjustments		
Lot Value	17,550	

Residential Data	
Type	6 Mobile Home 76 x 30
Condition	3 - Average
Quality	3 - Average
Architecture	DWMH Multi-wide MH
Style	100% Double Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	2,280 / 2,280
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2007 / 19

HOUSE	1/6/2023
-------	----------

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	43.61	Total Misc Impr	+ 12,442
Roofing Adj	+ 2.04	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 129,269
Heat/Cool Adj	+ 1.62	Depreciation ( 42%)	- 54,293
Plumbing Adj	+ 3.97	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 74,976
Adj Base Cost	= 51.24	Lot Value	+ 17,550
Total Area	x 2,280	Indicated Value	= 92,526
Adjusted Cost	= 116,827	Value Per SqFt	40.58

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	74,976		
Lot Value	17,550		
Indicated Value	92,526	40.58	Per SqFt
Agland Value			
Site Improvements	18,297		
Total Value	110,823	48.61	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	One, Frame	0		1	1	4,424.56		4,425
WODO	Wood Deck - Open	2162	24x8		192	19.13		3,673
WODO	Wood Deck - Open	2163	30x10		300	14.48		4,344



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

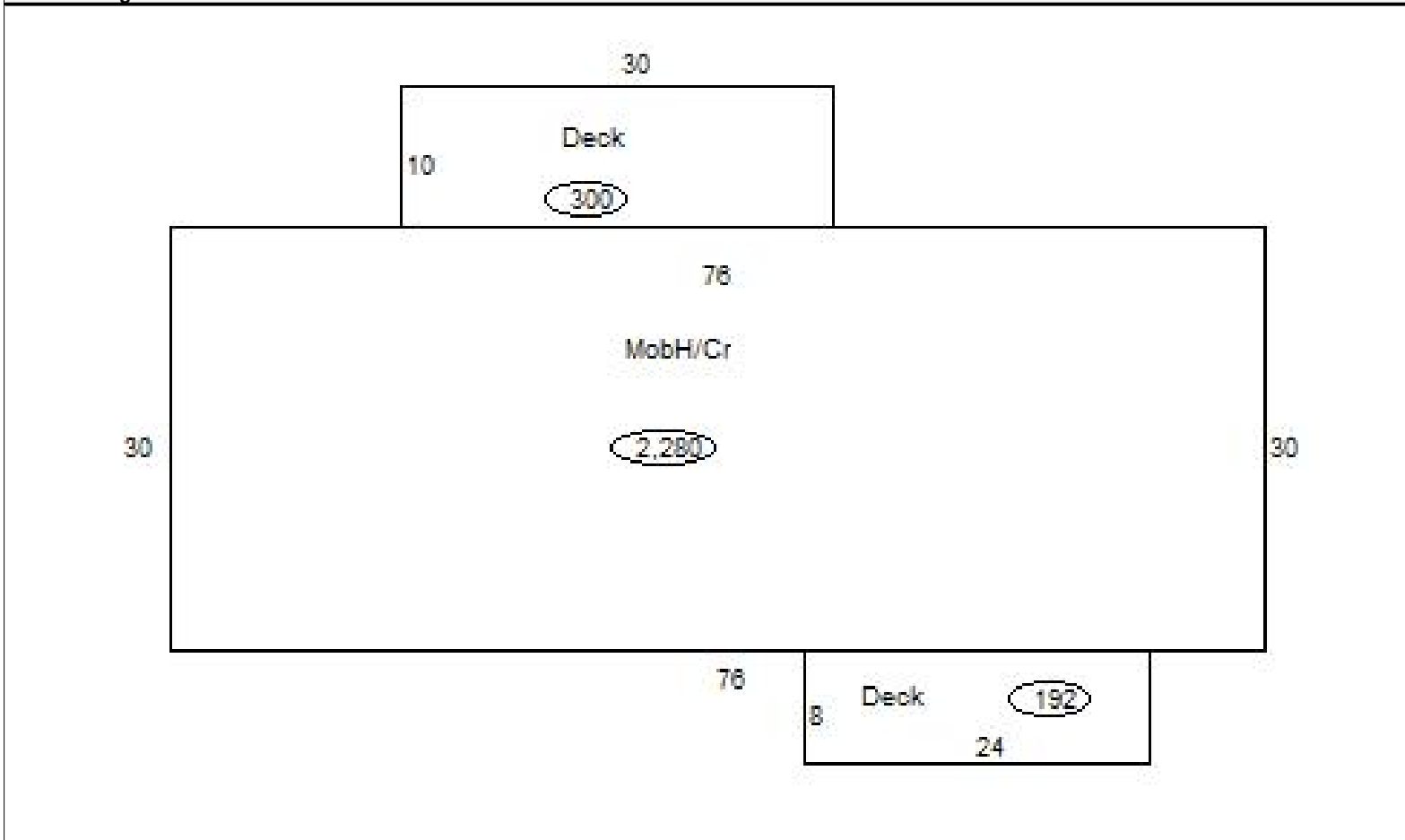
Date 02/06/2026

Time 06:57:13

Page 3

Sketch Image

300004765



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14	Crawl	20	MobH/Cr	2,280	1.000	2,280
2	M	WODO		20	Deck	192	1.000	192
3	M	WODO		20	Deck	300	1.000	300
<b>Total Building Area</b>						2,280		2,280



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:57:13  
 Page 4

300004765

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPRV	Carport - RV	40x25x14		Formed Metal	1,000
	Qual 4	Cond 4	Year 2023	Eff Age	2	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (12% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (12.75 x 1,000)	12,750		12,750	1,530	11,220
	SHDS	Yard Shed - Wood /GREEN	12x10x6		Formed Metal	120
	Qual 3	Cond 3	Year 2019	Eff Age	7	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (32% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (22.13 x 120)	2,656		2,656	850	1,806
	PACN	Paving - Concrete / SIDEWALK	62x3x0			186
	Qual 3	Cond 3	Year 2007	Eff Age	19	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (5.83 x 186)	1,084		1,084	867	217
	CPDT	Carport - Detached	40x10x10		Formed Metal	400
	Qual 3	Cond 3	Year 2007	Eff Age	19	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (67% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (9.30 x 400)	3,720		3,720	2,492	1,228
	CPDT	Carport - Detached	32x10x8		Formed Metal	320
	Qual 3	Cond 3	Year 2005	Eff Age	21	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (71% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.94 x 320)	2,541		2,541	1,804	737
	SHDS	Yard Shed - Metal / WHITE	8x5x6		Formed Metal	40
	Qual 3	Cond 3	Year 2000	Eff Age	26	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (32.21 x 40)	1,288		1,288	902	386
	SHDS	Shed - Small / OLD HOUSE	30x25x8		Composition Shingle	750
	Qual 3	Cond 3	Year 1940	Eff Age	86	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (18.02 x 750)	13,515		13,515	10,812	2,703