



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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 Time 06:58:45
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Assessment Data					Primary Image									
Account	300004875													
Parcel ID	1001-00-035-007-0-001-00													
Cadastral ID	1001-035-007-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area 1												
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14403													
WHEATON, STEVE														
616 SE 2ND STREET BUFFALO OK 73834-0000														
Parcel Location														
Situs	00616 SE SECOND													
Subdivision	BUFFALO ORIG													
Lot/Block	0007 / 0035	Parcel Size 7 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
House 1/9/2023														
Legal Description Lat/Long: 36.98650254 -99.90223948														
BUFFALO ORIG. BLOCK 35 LOTS:7,8,18,21,22,23,24														
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					
H	Homestead	Yes	1,000	1,000	592/815	WHEATON, IVALEE	05/17/2004	55,000	U					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	7,350	7,350	12%	882	Assessed	7,397	582.44					
Year Frozen		Improvements	54,502	54,290		6,515	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-78.00					
TIF Project ID	0	Total Value	61,852	61,640		7,397	Total Taxable	6,397	504.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300004875	WHEATON, STEVE	201	61,852	1000	6,182	487.00							
2024	2024-300004875	WHEATON, STEVE	201	67,343	1000	5,972	486.00							
2023	2023-300004875	WHEATON, STEVE	201	56,410	1000	5,769	477.00							
2022	2022-300004875	WHEATON, STEVE	201	56,410	1000	5,769	475.00							
2021	2021-300004875	WHEATON, STEVE	201	56,410	1000	5,769	476.00							
2020	2020-300004875	WHEATON, STEVE	201	56,410	1000	5,769	475.00							
2019	2019-0004875	WHEATON, STEVE	201	57,627		5,916	490.00							
2018	2018-0004875	WHEATON, STEVE	201	57,627		5,822	483.00							
2017	2017-0004875	WHEATON, STEVE	201	55,193		5,624	468.00							
2016	2016-0004875	WHEATON, STEVE	201	56,410		5,770	491.00							
2015	2015-0004875	WHEATON, STEVE	201	56,590		5,791	460.00							
2014	2014-0004875	WHEATON, STEVE	201	57,812		5,938	476.00							
2013	2013-0004875	WHEATON, STEVE	201	75,455		7,459	594.00							



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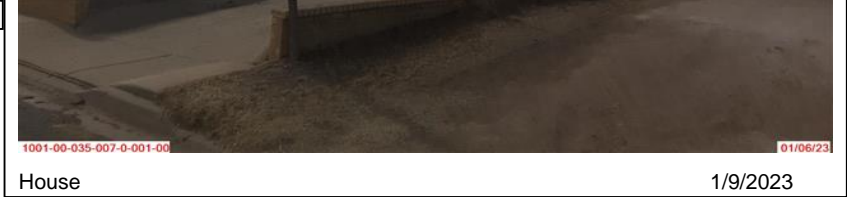
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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	175 x 140	
Lot Count		
Units Buildable	7350	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	24,500.00 x .30 = 7,350	
Factor Value		
Adjustments		
Lot Value	7,350	

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,705 / 1,705
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	480 Carport - Gable Roof
Remodel	ROOF -
Year/Eff Age	1965 / 67



House 1/9/2023

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	82.64	Total Misc Impr	+ 5,881
Roofing Adj	+ 3.50	Garage Cost	+ 3,313
Subfloor Adj	+ 0.94	Total RCN	= 180,103
Heat/Cool Adj	+ 9.78	Depreciation (70%)	- 126,072
Plumbing Adj	+ 3.39	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 54,031
Adj Base Cost	= 100.24	Lot Value	+ 7,350
Total Area	x 1,705	Indicated Value	= 61,381
Adjusted Cost	= 170,909	Value Per SqFt	36.00

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	54,031		
Lot Value	7,350		
Indicated Value	61,381	36.00	Per SqFt
Agland Value			
Site Improvements	707		
Total Value	62,088	36.42	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	2285	16x6		96	22.00		2,112
WODO	Wood Deck - Open	2288	15x15		225	16.75		3,769



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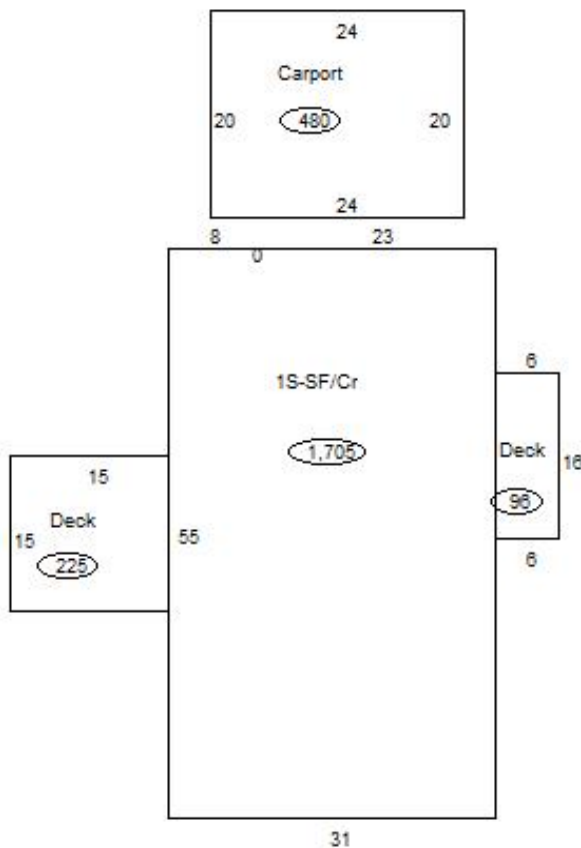
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	WODO		20	Deck	96	1.000	96
2	R	1	Crawl	20	1S-SF/Cr	1,705	1.000	1,705
3	G	3		20	Carport	480	1.000	480
4	M	WODO		20	Deck	225	1.000	225
Total Building Area						1,705		1,705



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Metal	8x12x6		Formed Metal	96
	Qual 3	Cond 3	Year 2000	Eff Age 26		

Valuation Summary	Modifier Total	RCN	Depr (70% Phys/ 0% Func)	RCNLD
Base Cost (24.56 x 96)	2,358		2,358	1,651
				707