




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
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Assessment Data				Primary Image							
Account	300004876			 <p>Front of Shed 1/13/2023</p>							
Parcel ID	1001-00-035-009-0-001-00										
Cadastral ID	1001-035-009-00-0-001-00										
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	E VINE ST.										
Subdivision	BUFFALO ORIG										
Lot/Block	0009 / 0035	Parcel Size	5 - Lots								
Sec/Twn/Rng	/ / /										
Neighborhood	100100 - BUFFALO ORIG/MILLERS										
School District	4-BUFFAL - 4-BUFFALO										
Legal Description	Lat/Long: 36.83108653 -99.63164479			Building Permits							
BUFFALO ORIG. BLOCK 35 LOTS: 9,10,13,14,15				Number	Description	Opened	Closed	Amount			
Exemptions				Sale History							
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code		
					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	5,250	5,250	12%	630	Assessed	1,662	130.87		
Year Frozen		Improvements	17,266	8,602		1,032	Penalty	0			
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00		
TIF Project ID	0	Total Value	22,516	13,852		1,662	Total Taxable	1,662	131.00		
Assessment History											
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300004876	WHEATON, STEVE			201	22,516	0	1,583	125.00		
2024	2024-300004876	WHEATON, STEVE			201	21,842	0	1,508	123.00		
2023	2023-300004876	WHEATON, STEVE			201	11,967	0	1,436	119.00		
2022	2022-300004876	WHEATON, STEVE			201	11,967	0	1,436	118.00		
2021	2021-300004876	WHEATON, STEVE			201	11,967	0	1,436	119.00		
2020	2020-300004876	WHEATON, STEVE			201	11,967	0	1,436	118.00		
2019	2019-0004876	WHEATON, STEVE			201	11,967		1,436	119.00		
2018	2018-0004876	WHEATON, STEVE			201	11,967		1,436	119.00		
2017	2017-0004876	WHEATON, STEVE			201	11,967		1,436	119.00		
2016	2016-0004876	WHEATON, STEVE			201	11,967		1,436	122.00		
2015	2015-0004876	WHEATON, STEVE			201	11,967		1,436	114.00		
2014	2014-0004876	WHEATON, STEVE			201	11,967		1,436	115.00		
2013	2013-0004876	WHEATON, STEVE			201	11,967		1,436	114.00		




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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	125 x 140	 <p>1001-00-035-016-0-001-00 01/06/23</p>
Lot Count		
Units Buildable	5250	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	17,500.00 x .30 = 5,250	
Factor Value		
Adjustments		
Lot Value	5,250	

Residential Data	
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	/

Front of Shed 1/13/2023

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		

Value Reconciliation

Selected Approach	Cost Approach
Improvements	
Lot Value	5,250
Indicated Value	5,250 0.00 Per SqFt
Agland Value	
Site Improvements	16,928
Total Value	22,178 0.00 Total Value Per SqFt

Cost Approach Manual :

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	+	5,250
Total Area	x	Indicated Value	=	5,250
Adjusted Cost	= 0	Value Per SqFt		0.00

Miscellaneous Improvements

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
<p>1001-00-035-009-0-001-00 BLK 35 LOTS 13-14-15 ON WITH LOTS 9-10</p> <p>05/06/2019 11:52</p>	HAYS	Open Face Shed	60x28x10		Formed Metal	1,680
	Qual 3	Cond 3	Year 1995	Eff Age 31		
Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ 0% Func)		RCNLD
Base Cost (7.06 x 1,680)		11,861		11,861 8,184		3,677
	UTIL	Utility Building	30x50x12		Formed Metal	1,500
	Qual 3	Cond 3	Year 1985	Eff Age 41		
Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ 0% Func)		RCNLD
Base Cost (25.24 x 1,500)		37,860		37,860 24,609		13,251