



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:59:58  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300004958 <b>Parcel ID</b> 1070-00-085-009-0-010-00 <b>Cadastral ID</b> 1070-085-009-00-0-010-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UC VI Area 4 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 18080 WILSON, STEPHEN D. & STACIE R. WILSON  405 LUCIA DR. BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 00508 SW THIRD ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0009 / 0085 <b>Parcel Size</b> 8 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO					<p>1070-00-085-009-0-010-00 2/25/2022 ACCCT. #4958</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.83030060 -99.63623218 MILLERS ADD. BLOCK 85 LOTS: 9 THRU 16 BOOK 774 PAGE 419																																																																																																																									
<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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						<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																																																																																																																					
Number	Description	Opened	Closed	Amount																																																																																																																					
<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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						<b>Sale History</b> <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>774/419</td> <td>WAUGH, LANDON</td> <td>03/06/2023</td> <td>7,000</td> <td>21</td> </tr> <tr> <td>669/86</td> <td>STEPHENS, HEATHER L.</td> <td>05/20/2011</td> <td>3,500</td> <td>16</td> </tr> <tr> <td>595/123</td> <td>WARD, ROBERT</td> <td>01/09/2004</td> <td>11,500</td> <td>MU</td> </tr> <tr> <td>558/644</td> <td>MURRAY, DOROTHY</td> <td>09/24/2000</td> <td>8,000</td> <td>MU</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	774/419	WAUGH, LANDON	03/06/2023	7,000	21	669/86	STEPHENS, HEATHER L.	05/20/2011	3,500	16	595/123	WARD, ROBERT	01/09/2004	11,500	MU	558/644	MURRAY, DOROTHY	09/24/2000	8,000	MU																																																																													
Code	Type	Active	Maximum	Exemption																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
774/419	WAUGH, LANDON	03/06/2023	7,000	21																																																																																																																					
669/86	STEPHENS, HEATHER L.	05/20/2011	3,500	16																																																																																																																					
595/123	WARD, ROBERT	01/09/2004	11,500	MU																																																																																																																					
558/644	MURRAY, DOROTHY	09/24/2000	8,000	MU																																																																																																																					
<b>Parcel Valuation</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>2024</td> <td>Land Value 18,800</td> <td>18,800</td> <td>12%</td> <td>2,256</td> <td>Assessed</td> <td>2,753</td> <td>216.77</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements 4,139</td> <td>4,139</td> <td></td> <td>497</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 22,939</td> <td>22,939</td> <td></td> <td>2,753</td> <td>Total Taxable</td> <td>2,753</td> <td>217.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	Remove Cap	2024	Land Value 18,800	18,800	12%	2,256	Assessed	2,753	216.77	Year Frozen		Improvements 4,139	4,139		497	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 22,939	22,939		2,753	Total Taxable	2,753	217.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																																																																																																																	
Remove Cap	2024	Land Value 18,800	18,800	12%	2,256	Assessed	2,753	216.77																																																																																																																	
Year Frozen		Improvements 4,139	4,139		497	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																																																																																																	
TIF Project ID	0	Total Value 22,939	22,939		2,753	Total Taxable	2,753	217.00																																																																																																																	
<b>Assessment History</b> <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-300004958</td><td>WILSON, STEPHEN D. &amp;</td><td>201</td><td>22,939</td><td>0</td><td>2,753</td><td>217.00</td></tr> <tr><td>2024</td><td>2024-300004958</td><td>WILSON, STEPHEN D. &amp;</td><td>201</td><td>22,777</td><td>0</td><td>2,733</td><td>223.00</td></tr> <tr><td>2023</td><td>2023-300004958</td><td>WILSON, STEPHEN D. &amp;</td><td>201</td><td>22,385</td><td>0</td><td>2,686</td><td>222.00</td></tr> <tr><td>2022</td><td>2022-300004958</td><td>WAUGH, LANDON</td><td>201</td><td>25,627</td><td>0</td><td>2,851</td><td>235.00</td></tr> <tr><td>2021</td><td>2021-300004958</td><td>WAUGH, LANDON</td><td>201</td><td>25,627</td><td>0</td><td>2,715</td><td>224.00</td></tr> <tr><td>2020</td><td>2020-300004958</td><td>WAUGH, LANDON</td><td>201</td><td>25,627</td><td>0</td><td>2,586</td><td>213.00</td></tr> <tr><td>2019</td><td>2019-0004958</td><td>WAUGH, LANDON</td><td>201</td><td>25,627</td><td></td><td>2,463</td><td>204.00</td></tr> <tr><td>2018</td><td>2018-0004958</td><td>WAUGH, LANDON</td><td>201</td><td>25,657</td><td></td><td>2,136</td><td>177.00</td></tr> <tr><td>2017</td><td>2017-0004958</td><td>WAUGH, LANDON</td><td>201</td><td>25,657</td><td></td><td>2,035</td><td>169.00</td></tr> <tr><td>2016</td><td>2016-0004958</td><td>WAUGH, LANDON</td><td>201</td><td>25,657</td><td></td><td>1,938</td><td>165.00</td></tr> <tr><td>2015</td><td>2015-0004958</td><td>WAUGH, LANDON</td><td>201</td><td>25,657</td><td></td><td>1,845</td><td>146.00</td></tr> <tr><td>2014</td><td>2014-0004958</td><td>WAUGH, LANDON</td><td>201</td><td>25,657</td><td></td><td>1,758</td><td>141.00</td></tr> <tr><td>2013</td><td>2013-0004958</td><td>WAUGH, LANDON</td><td>201</td><td>12,522</td><td></td><td>1,503</td><td>120.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-300004958	WILSON, STEPHEN D. &	201	22,939	0	2,753	217.00	2024	2024-300004958	WILSON, STEPHEN D. &	201	22,777	0	2,733	223.00	2023	2023-300004958	WILSON, STEPHEN D. &	201	22,385	0	2,686	222.00	2022	2022-300004958	WAUGH, LANDON	201	25,627	0	2,851	235.00	2021	2021-300004958	WAUGH, LANDON	201	25,627	0	2,715	224.00	2020	2020-300004958	WAUGH, LANDON	201	25,627	0	2,586	213.00	2019	2019-0004958	WAUGH, LANDON	201	25,627		2,463	204.00	2018	2018-0004958	WAUGH, LANDON	201	25,657		2,136	177.00	2017	2017-0004958	WAUGH, LANDON	201	25,657		2,035	169.00	2016	2016-0004958	WAUGH, LANDON	201	25,657		1,938	165.00	2015	2015-0004958	WAUGH, LANDON	201	25,657		1,845	146.00	2014	2014-0004958	WAUGH, LANDON	201	25,657		1,758	141.00	2013	2013-0004958	WAUGH, LANDON	201	12,522		1,503	120.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-300004958	WILSON, STEPHEN D. &	201	22,939	0	2,753	217.00																																																																																																																		
2024	2024-300004958	WILSON, STEPHEN D. &	201	22,777	0	2,733	223.00																																																																																																																		
2023	2023-300004958	WILSON, STEPHEN D. &	201	22,385	0	2,686	222.00																																																																																																																		
2022	2022-300004958	WAUGH, LANDON	201	25,627	0	2,851	235.00																																																																																																																		
2021	2021-300004958	WAUGH, LANDON	201	25,627	0	2,715	224.00																																																																																																																		
2020	2020-300004958	WAUGH, LANDON	201	25,627	0	2,586	213.00																																																																																																																		
2019	2019-0004958	WAUGH, LANDON	201	25,627		2,463	204.00																																																																																																																		
2018	2018-0004958	WAUGH, LANDON	201	25,657		2,136	177.00																																																																																																																		
2017	2017-0004958	WAUGH, LANDON	201	25,657		2,035	169.00																																																																																																																		
2016	2016-0004958	WAUGH, LANDON	201	25,657		1,938	165.00																																																																																																																		
2015	2015-0004958	WAUGH, LANDON	201	25,657		1,845	146.00																																																																																																																		
2014	2014-0004958	WAUGH, LANDON	201	25,657		1,758	141.00																																																																																																																		
2013	2013-0004958	WAUGH, LANDON	201	12,522		1,503	120.00																																																																																																																		



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:59:58  
 Page 2

Lot Data	Square-Foot - BUFFALO\MILLERS COM	Primary Image
Lot Size	117.5 x 200	
Lot Count		
Units Buildable	18800	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	23,500.00 x .80 = 18,800	
Factor Value		
Adjustments		
Lot Value	18,800	

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	/

SHIPPING CONTAINER 2/28/2022

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	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	+ 18,800
Total Area	x	Indicated Value	= 18,800
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	18,800		
Indicated Value	18,800	0.00	Per SqFt
Agland Value			
Site Improvements	4,052		
Total Value	22,852	0.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



# Harper


## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 06:59:59  
Page 3

300004958

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shipping/Storage Container	40x8x8		Formed Metal	304
	Qual 5	Cond 5	Year 2010	Eff Age 10		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (42% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (22.98 x 304)		6,986	6,986	2,934		4,052