



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	300005005													
Parcel ID	1070-00-093-002-0-001-00													
Cadastral ID	1070-093-002-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area 4												
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14475													
BISHOP, ALAN J. & TAMARA BISHOP														
BOX 733 BUFFALO OK 73834-0000														
Parcel Location														
Situs	00202 W MAPLE ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0002 / 0093	Parcel Size 3 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.83735731 -99.63082138														
MILLERS ADD. BLOCK 93 LOTS: 2-4-6														
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										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap	Land Value	2,644	2,644	12%	317	Assessed	4,388	345.51						
Year Frozen	Improvements	49,193	33,922		4,071	Penalty	0							
Uncapped Value	0	Mobile Home	0	0	0	Exemption	1,000	-79.00						
TIF Project ID	0	Total Value	51,837	36,566	4,388	Total Taxable	3,388	267.00						
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300005005	BISHOP, ALAN J. &			201	51,837	1000	3,260	257.00					
2024	2024-300005005	BISHOP, ALAN J. &			201	57,135	1000	3,136	255.00					
2023	2023-300005005	BISHOP, ALAN J. &			201	53,791	1000	3,015	249.00					
2022	2022-300005005	BISHOP, ALAN J. &			201	42,965	1000	2,899	238.00					
2021	2021-300005005	BISHOP, ALAN J. &			201	42,965	1000	2,785	230.00					
2020	2020-300005005	BISHOP, ALAN J. &			201	42,965	1000	2,675	220.00					
2019	2019-0005005	BISHOP, ALAN J. &			201	42,965		2,568	213.00					
2018	2018-0005005	BISHOP, ALAN J. &			201	42,965		2,464	204.00					
2017	2017-0005005	BISHOP, ALAN J. &			201	42,965		2,363	196.00					
2016	2016-0005005	BISHOP, ALAN J. &			201	42,965		2,265	193.00					
2015	2015-0005005	BISHOP, ALAN J. &			201	43,118		2,170	172.00					
2014	2014-0005005	BISHOP, ALAN J. &			201	43,118		2,078	167.00					
2013	2013-0005005	BISHOP, ALAN J. &			201	45,836		1,988	158.00					



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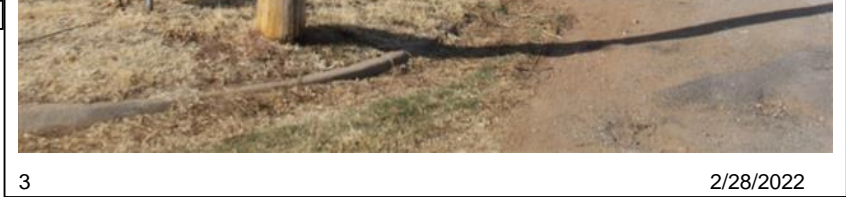
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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	75 x 117.5	
Lot Count		
Units Buildable	2644	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	8,812.50 x .30 = 2,644	
Factor Value		
Adjustments		
Lot Value	2,644	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Asbestos Siding
Base/Total Area	1,438 / 1,438
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	2 / 1.0 /
Basement Area	1,152 Total, 1,152 Partition
Garage Type	300 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1950 / 76



3 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	81.15	Total Misc Impr	+ 1,490
Roofing Adj	+ 4.01	Garage Cost	+ 9,483
Subfloor Adj	+ 0.00	Total RCN	= 201,853
Heat/Cool Adj	+ 10.77	Depreciation (74%)	- 149,372
Plumbing Adj	+ 4.44	Lump Sums	+ 0
Basement Adj	+ 32.38	RCNLD	= 52,481
Adj Base Cost	= 132.74	Lot Value	+ 2,644
Total Area	x 1,438	Indicated Value	= 55,125
Adjusted Cost	= 190,880	Value Per SqFt	38.33

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	52,481		
Lot Value	2,644		
Indicated Value	55,125	38.33	Per SqFt
Agland Value			
Site Improvements			
Total Value	55,125	38.33	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab	2554	160		160	9.31		1,490



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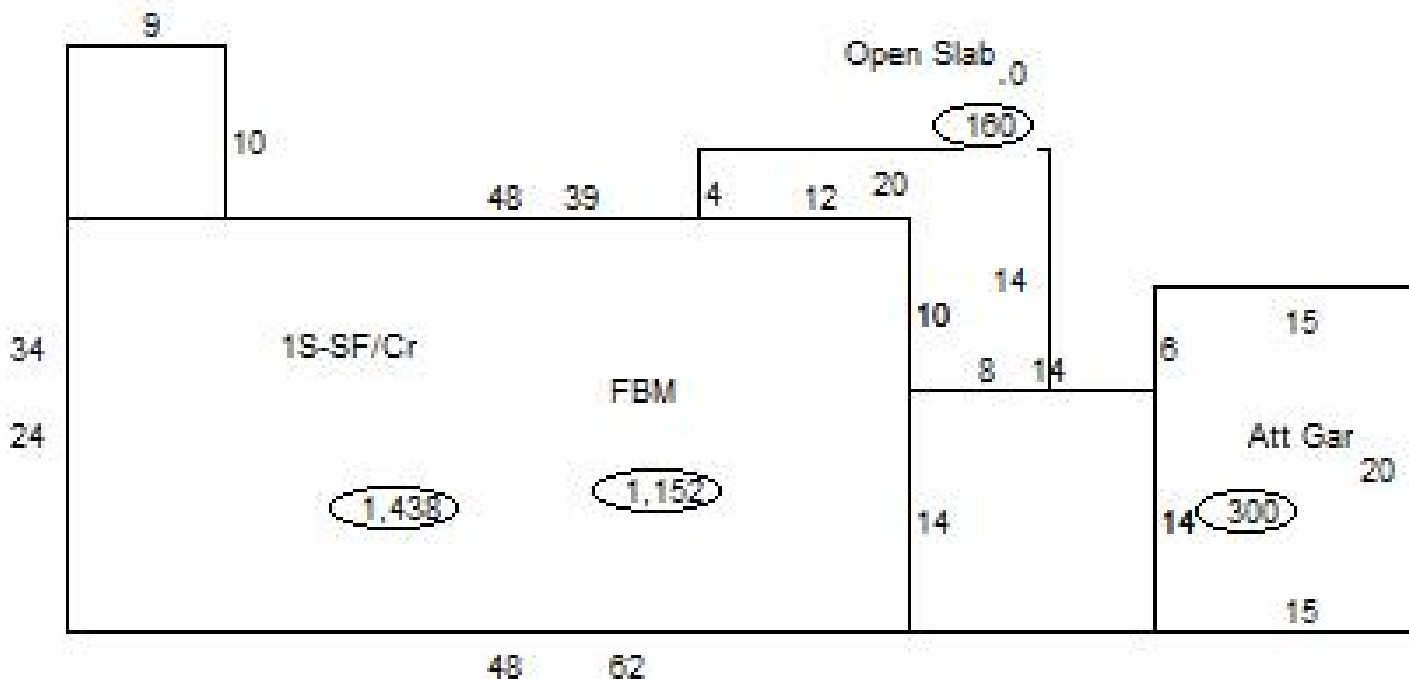
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Sketch Image

300005005



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,438	1.000	1,438
2	B			20	FBM	1,152	1.000	1,152
3	M	PATO		20	Open Slab	160	1.000	160
4	G	1		20	Att Gar	300	1.000	300
Total Building Area						1,438		1,438