



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:00:46
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300005014 Parcel ID 1070-00-094-009-0-001-00 Cadastral ID 1070-094-009-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 4 Tax Area 201 - 4T-BUFFALO-C Name ID 14481 ENGLAND, LARRY, ETAL PO BOX 132 BUFFALO OK 73834-0000 Parcel Location Situs 00411 SW FOURTH ST Subdivision MILLER'S ADDN Lot/Block 0009 / 0094 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO																																																																																																																									
Legal Description Lat/Long: 36.83394525 -99.62088192																																																																																																																									
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">MILLERS ADD. BLOCK 94 LOTS: 9-11-13; N2 OF 15</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	MILLERS ADD. BLOCK 94 LOTS: 9-11-13; N2 OF 15																																																																																																										
Number	Description	Opened	Closed	Amount																																																																																																																					
MILLERS ADD. BLOCK 94 LOTS: 9-11-13; N2 OF 15																																																																																																																									
Exemptions					Sale History																																																																																																																				
<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>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>471/589</td> <td>MAROLYN MARTIN, PERS REP</td> <td>04/24/1992</td> <td>36,000</td> <td>U</td> </tr> <tr> <td>/</td> <td>ENGLAND, LARRY, ETAL</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	471/589	MAROLYN MARTIN, PERS REP	04/24/1992	36,000	U	/	ENGLAND, LARRY, ETAL																																																																																										
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
471/589	MAROLYN MARTIN, PERS REP	04/24/1992	36,000	U																																																																																																																					
/	ENGLAND, LARRY, ETAL																																																																																																																								
Parcel Valuation																																																																																																																									
<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>3,084</td> <td>2,986</td> <td>12%</td> <td>358</td> <td>Assessed</td> <td>6,290</td> <td>495.27</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements 75,693</td> <td>49,434</td> <td></td> <td>5,932</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>1,000</td> <td>-78.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 78,777</td> <td>52,420</td> <td></td> <td>6,290</td> <td>Total Taxable</td> <td>5,290</td> <td>417.00</td> </tr> </tbody> </table>		Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	Remove Cap		3,084	2,986	12%	358	Assessed	6,290	495.27	Year Frozen		Improvements 75,693	49,434		5,932	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-78.00	TIF Project ID	0	Total Value 78,777	52,420		6,290	Total Taxable	5,290	417.00																																																																											
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																																																																																																																	
Remove Cap		3,084	2,986	12%	358	Assessed	6,290	495.27																																																																																																																	
Year Frozen		Improvements 75,693	49,434		5,932	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-78.00																																																																																																																	
TIF Project ID	0	Total Value 78,777	52,420		6,290	Total Taxable	5,290	417.00																																																																																																																	
Assessment History																																																																																																																									
<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>2025-300005014</td><td>ENGLAND, LARRY, ETAL</td><td>201</td><td>78,777</td><td>1000</td><td>5,108</td><td>402.00</td></tr> <tr><td>2024</td><td>2024-300005014</td><td>ENGLAND, LARRY, ETAL</td><td>201</td><td>86,047</td><td>1000</td><td>4,929</td><td>401.00</td></tr> <tr><td>2023</td><td>2023-300005014</td><td>ENGLAND, LARRY, ETAL</td><td>201</td><td>79,786</td><td>1000</td><td>4,756</td><td>393.00</td></tr> <tr><td>2022</td><td>2022-300005014</td><td>ENGLAND, LARRY, ETAL</td><td>201</td><td>51,444</td><td>1000</td><td>4,589</td><td>377.00</td></tr> <tr><td>2021</td><td>2021-300005014</td><td>ENGLAND, LARRY, ETAL</td><td>201</td><td>51,444</td><td>1000</td><td>4,426</td><td>365.00</td></tr> <tr><td>2020</td><td>2020-300005014</td><td>ENGLAND, LARRY, ETAL</td><td>201</td><td>51,444</td><td>1000</td><td>4,269</td><td>351.00</td></tr> <tr><td>2019</td><td>2019-0005014</td><td>ENGLAND, LARRY, ETAL</td><td>201</td><td>51,444</td><td></td><td>4,115</td><td>341.00</td></tr> <tr><td>2018</td><td>2018-0005014</td><td>ENGLAND, LARRY, ETAL</td><td>201</td><td>52,523</td><td></td><td>4,634</td><td>384.00</td></tr> <tr><td>2017</td><td>2017-0005014</td><td>ENGLAND, LARRY, ETAL</td><td>201</td><td>53,601</td><td></td><td>4,729</td><td>393.00</td></tr> <tr><td>2016</td><td>2016-0005014</td><td>ENGLAND, HAZEL M.</td><td>201</td><td>55,758</td><td></td><td>3,504</td><td>298.00</td></tr> <tr><td>2015</td><td>2015-0005014</td><td>ENGLAND, HAZEL M.</td><td>201</td><td>57,042</td><td></td><td>3,504</td><td>278.00</td></tr> <tr><td>2014</td><td>2014-0005014</td><td>ENGLAND, HAZEL M.</td><td>201</td><td>58,125</td><td></td><td>3,373</td><td>270.00</td></tr> <tr><td>2013</td><td>2013-0005014</td><td>ENGLAND, HAZEL M.</td><td>201</td><td>58,678</td><td></td><td>3,246</td><td>259.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-300005014	ENGLAND, LARRY, ETAL	201	78,777	1000	5,108	402.00	2024	2024-300005014	ENGLAND, LARRY, ETAL	201	86,047	1000	4,929	401.00	2023	2023-300005014	ENGLAND, LARRY, ETAL	201	79,786	1000	4,756	393.00	2022	2022-300005014	ENGLAND, LARRY, ETAL	201	51,444	1000	4,589	377.00	2021	2021-300005014	ENGLAND, LARRY, ETAL	201	51,444	1000	4,426	365.00	2020	2020-300005014	ENGLAND, LARRY, ETAL	201	51,444	1000	4,269	351.00	2019	2019-0005014	ENGLAND, LARRY, ETAL	201	51,444		4,115	341.00	2018	2018-0005014	ENGLAND, LARRY, ETAL	201	52,523		4,634	384.00	2017	2017-0005014	ENGLAND, LARRY, ETAL	201	53,601		4,729	393.00	2016	2016-0005014	ENGLAND, HAZEL M.	201	55,758		3,504	298.00	2015	2015-0005014	ENGLAND, HAZEL M.	201	57,042		3,504	278.00	2014	2014-0005014	ENGLAND, HAZEL M.	201	58,125		3,373	270.00	2013	2013-0005014	ENGLAND, HAZEL M.	201	58,678		3,246	259.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-300005014	ENGLAND, LARRY, ETAL	201	78,777	1000	5,108	402.00																																																																																																																		
2024	2024-300005014	ENGLAND, LARRY, ETAL	201	86,047	1000	4,929	401.00																																																																																																																		
2023	2023-300005014	ENGLAND, LARRY, ETAL	201	79,786	1000	4,756	393.00																																																																																																																		
2022	2022-300005014	ENGLAND, LARRY, ETAL	201	51,444	1000	4,589	377.00																																																																																																																		
2021	2021-300005014	ENGLAND, LARRY, ETAL	201	51,444	1000	4,426	365.00																																																																																																																		
2020	2020-300005014	ENGLAND, LARRY, ETAL	201	51,444	1000	4,269	351.00																																																																																																																		
2019	2019-0005014	ENGLAND, LARRY, ETAL	201	51,444		4,115	341.00																																																																																																																		
2018	2018-0005014	ENGLAND, LARRY, ETAL	201	52,523		4,634	384.00																																																																																																																		
2017	2017-0005014	ENGLAND, LARRY, ETAL	201	53,601		4,729	393.00																																																																																																																		
2016	2016-0005014	ENGLAND, HAZEL M.	201	55,758		3,504	298.00																																																																																																																		
2015	2015-0005014	ENGLAND, HAZEL M.	201	57,042		3,504	278.00																																																																																																																		
2014	2014-0005014	ENGLAND, HAZEL M.	201	58,125		3,373	270.00																																																																																																																		
2013	2013-0005014	ENGLAND, HAZEL M.	201	58,678		3,246	259.00																																																																																																																		



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:00:46
 Page 2

Lot Data		Square-Foot - BUFFALO ORIGMILLERS	
Lot Size	87.5 x 117.5		
Lot Count			
Units Buildable	3084		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	10,281.25 x .30 = 3,084		
Factor Value			
Adjustments			
Lot Value	3,084		



1 3/2/2022

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	95% Frame, Siding, Wood 5% Veneer, Masonry
Base/Total Area	1,685 / 1,685
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,685
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	350 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1975 / 56

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	82.09	Total Misc Impr	+ 0
Roofing Adj	+ 3.87	Garage Cost	+ 10,499
Subfloor Adj	+ -1.86	Total RCN	= 176,724
Heat/Cool Adj	+ 10.77	Depreciation (59%)	- 104,267
Plumbing Adj	+ 3.78	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 72,457
Adj Base Cost	= 98.65	Lot Value	+ 3,084
Total Area	x 1,685	Indicated Value	= 75,541
Adjusted Cost	= 166,225	Value Per SqFt	44.83

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	72,457		
Lot Value	3,084		
Indicated Value	75,541	44.83	Per SqFt
Agland Value			
Site Improvements	3,631		
Total Value	79,172	46.99	Total Value Per SqFt

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



Harper

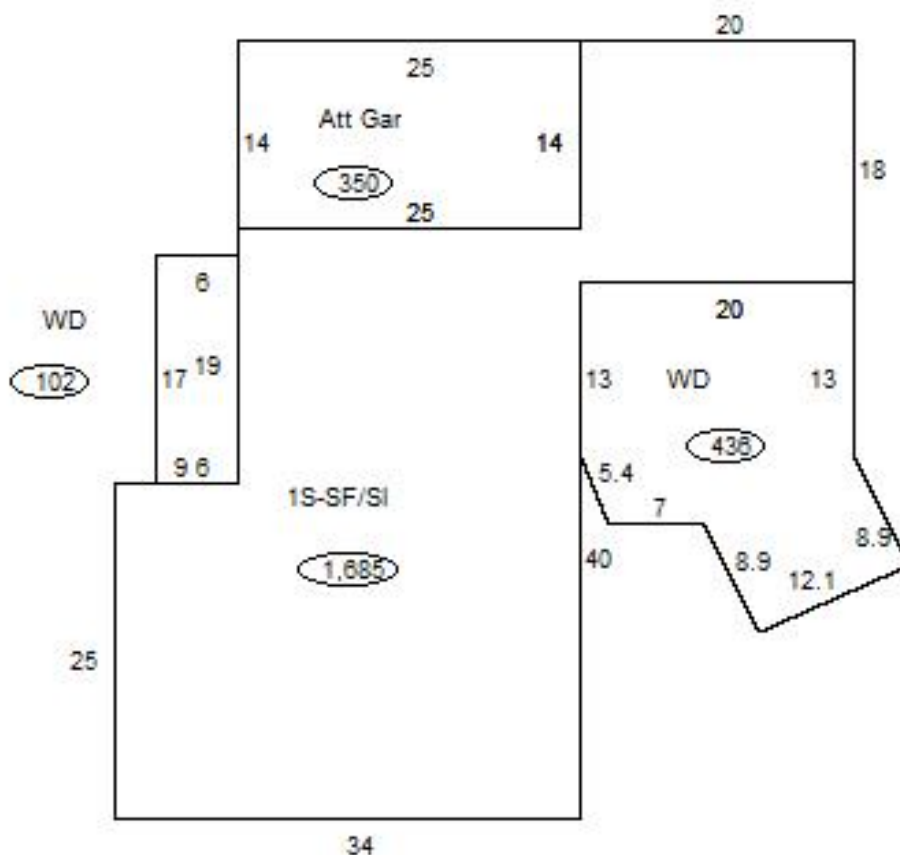
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:00:46
 Page 3

Sketch Image

300005014



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		20	Att Gar	350	1.000	350
2	O	WODO		20	WD	102	1.000	102
3	O	WODO		20	WD	436	1.000	436
4	R	1	Slab	20	1S-SF/Sl	1,685	1.000	1,685
Total Building Area						1,685		1,685



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:00:46
Page 4

300005014

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPDT	Carport - Detached RV	36x12x16		Galvanized Metal	432	
	Qual	3	Cond 3	Year 1990	Eff Age 36		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (12.22 x 432)	5,279		5,279	4,223	1,056
	WODO	Wood Deck w/rails	6x17x0			102	
	Qual	3	Cond 3	Year 1989	Eff Age 37		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ 0% Func)	RCNLD	
		Base Cost (22.99 x 102)	2,345		2,345	1,876	469
	WODO	Wood Deck w/rails	0x0x0			436	
	Qual	3	Cond 3	Year 1989	Eff Age 37		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ 0% Func)	RCNLD	
		Base Cost (14.45 x 436)	6,300		6,300	5,040	1,260
	SHDS	Yard Shed - Wood	8x14x0		Composition Shingle	112	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (22.58 x 112)	2,529		2,529	2,023	506
	PACN	Paving - Concrete Drive	34x12x0			408	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (4.17 x 408)	1,701		1,701	1,361	340