



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:01:09
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Assessment Data				Primary Image					
Account	300005040								
Parcel ID	1070-00-107-001-0-001-00								
Cadastral ID	1070-107-001-00-0-001-00								
Property Type	REAL - Real Property								
Property Class	UR	VI Area	4						
Tax Area	201 - 4T-BUFFALO-C								
Name ID	14503								
CHAPMAN, RONALD C.									
P O BOX 276 BUFFALO OK 73834-									
Parcel Location									
Situs	00311 SW SECOND ST								
Subdivision	MILLER'S ADDN								
Lot/Block	0001 / 0107	Parcel Size	5 - Lots						
Sec/Twn/Rng	/ / /								
Neighborhood	100100 - BUFFALO ORIG/MILLERS								
School District	4-BUFFAL - 4-BUFFALO								
Legal Description				Building Permits					
Lat/Long: 36.83790291 -99.63218106				MILLERS ADD. BLOCK 107 LOTS: 1-3-5-7-9					
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					589/4	MILES EST	12/05/2003	3,000	U
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	
Remove Cap		Land Value	4,406	4,406	12%	529	Assessed	529	41.65
Year Frozen		Improvements	0	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	4,406	4,406		529	Total Taxable	529	42.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300005040	CHAPMAN, RONALD C.	201	4,406	0	529	42.00		
2024	2024-300005040	CHAPMAN, RONALD C.	201	4,406	0	529	43.00		
2023	2023-300005040	CHAPMAN, RONALD C.	201	4,406	0	529	44.00		
2022	2022-300005040	CHAPMAN, RONALD C.	201	4,406	0	529	44.00		
2021	2021-300005040	CHAPMAN, RONALD C. &	201	4,406	0	529	44.00		
2020	2020-300005040	CHAPMAN, RONALD C. &	201	4,406	0	519	43.00		
2019	2019-0005040	CHAPMAN, RONALD C. &	201	4,406		495	41.00		
2018	2018-0005040	CHAPMAN, RONALD C. &	201	4,406		471	39.00		
2017	2017-0005040	CHAPMAN, RONALD C. &	201	4,406		449	37.00		
2016	2016-0005040	CHAPMAN, RONALD C. &	201	4,406		427	36.00		
2015	2015-0005040	CHAPMAN, RONALD C. &	201	4,406		407	32.00		
2014	2014-0005040	CHAPMAN, RONALD C. &	201	4,406		388	31.00		
2013	2013-0005040	CHAPMAN, RONALD C. &	201	4,406		369	29.00		



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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	125 x 117.5	
Lot Count		
Units Buildable	4406	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	14,687.50 x .30 = 4,406	
Factor Value		
Adjustments		
Lot Value	4,406	

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	/



1 3/2/2022

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	+ 4,406
Total Area	x	Indicated Value	= 4,406
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	
Lot Value	4,406
Indicated Value	4,406
Agland Value	0.00 Per SqFt
Site Improvements	
Total Value	4,406 0.00 Total Value Per SqFt

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