



# 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	300005041													
Parcel ID	1070-00-107-002-0-001-00													
Cadastral ID	1070-107-002-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UC	VI Area 4												
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14504													
WILKINSON, MICKEY & PAMELA WILKINSON														
P O BOX 675 BUFFALO OK 73834-0000														
Parcel Location														
Situs	00302 SW FIRST ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0002 / 0107	Parcel Size 3 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.83811665 -99.63295977														
MILLERS ADD. BLOCK 107 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> </td> <td> </td> <td> </td> <td> </td> <td> </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					
					565/690	YOUNG, DARLA & WEDER, PAM	06/15/2001	15,000	Q					
					486/31	YOUNG, DARLA J., ETUX	07/19/1993	22,000	Q					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	7,050	4,936	12%	592	Assessed	3,928	309.29					
Year Frozen		Improvements	49,239	27,800		3,336	Penalty	0						
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	0	0.00					
TIF Project ID	0	Total Value	56,289	32,736	3,928	Total Taxable	3,928	309.00						
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300005041	WILKINSON, MICKEY &			201	56,289	0	3,741	295.00					
2024	2024-300005041	WILKINSON, MICKEY &			201	61,926	0	3,563	290.00					
2023	2023-300005041	WILKINSON, MICKEY &			201	55,771	0	3,394	281.00					
2022	2022-300005041	WILKINSON, MICKEY &			201	43,023	0	3,232	266.00					
2021	2021-300005041	WILKINSON, MICKEY &			201	43,023	0	3,078	254.00					
2020	2020-300005041	WILKINSON, MICKEY &			201	43,023	0	2,931	241.00					
2019	2019-0005041	WILKINSON, MICKEY &			201	45,688		2,792	231.00					
2018	2018-0005041	WILKINSON, MICKEY, ETUX &			201	45,688		2,659	220.00					
2017	2017-0005041	WILKINSON, MICKEY, ETUX &			201	39,487		2,532	211.00					
2016	2016-0005041	WILKINSON, MICKEY, ETUX &			201	39,487		2,412	205.00					
2015	2015-0005041	WILKINSON, MICKEY, ETUX &			201	36,406		2,297	182.00					
2014	2014-0005041	WILKINSON, MICKEY, ETUX &			201	35,459		2,188	175.00					
2013	2013-0005041	WILKINSON, MICKEY, ETUX &			201	58,285		2,084	166.00					



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Lot Data	Primary Image
<p>Lot Size 75 x 117.5            Lot Count            Units Buildable 7050            Non-Ag Acres            Topography            Street Access            Utilities            Amenities</p> <p>Value Model 7 BUFFALOMILLERS COM            Value Method Square-Foot</p> <p>Base Lot Value 8,812.50 x .80 = 7,050            Factor Value 0            Adjustments            Lot Value 7,050</p>	
Cost Approach	
<p>Manual Date 07/2025            Total Building Area 1,800            Total Base Value 241,272            Modifier Value            Misc Improvements            Replacement Cost New 241,272            Phys/Func Depreciation Loss ()            RCN Less Phys/Func 48,254            Economic Depreciation            RCNLD (All Sources) 48,254            Depreciated Improvements            Outbuilding Value 343            Total Improvement Value 48,597            Land Value 7,050            Cost Approach Value 55,647 30.92/SqFt</p>	<p><b>Image Information</b></p> <p>Image ID 17605            Image Date 3/2/2022            Name 5041_1.JPG            Description 1</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)            Vacancy &amp; Collection Loss            Miscellaneous Income            Effective Gross Income (EGI)</p> <p>Total Expenses            Net Operating Income (NOI)</p> <p>Income Capitalization Rate            Indicated Value 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 343            Land Value 7,050            Total Appraised Value 55,647 30.92/SqFt</p>



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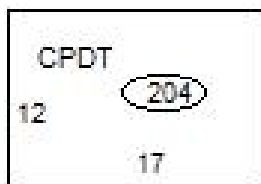
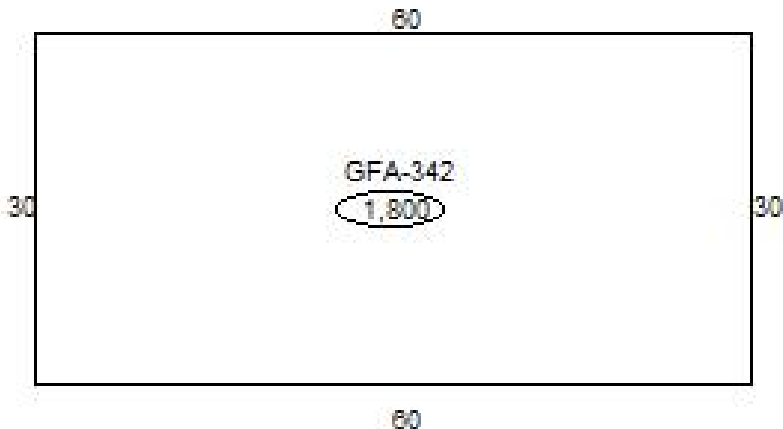
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	342		25	GFA-342	1,800	1.000	1,800
2	O	CPDT		20	CPDT	204	1.000	204
<b>Total Building Area</b>						<b>1,800</b>		<b>1,800</b>



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Account 300005041  
Parcel ID 1070-00-107-002-0-001-00  
Cadastral ID 1070-107-002-00-0-001-00

Tax Area Code 201  
Property Class UC  
Owners Name WILKINSON, MICKEY &

### Building Data

Building ID 33  
Building Sequence 1  
Occupancy 1 342 Mortuary 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 1,800  
Average Perimeter 180  
Number Of Storys 1.00  
Average Wall Ht 8.00  
Year Built 1968  
Effective Age 58  
Construction Class 2 - Heavier Wood or Steel Stud Frame  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 117 - Single Metal, Tex Cover on Steel Frame  
Heating/Cooling 8 - Warmed and Cooled Air  
Roof Type Gable  
Roof Cover Metal

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1  
Finish Area - 1  
Finish Code - 2  
Finish Area - 2

### Building Image

### Image Information

Image Name  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 4  
Zone Description VI AREA 4  
Base Cost 82.60  
Wall Cost 35.85  
HVAC Cost 15.59  
Basement Cost 0.00  
Total Base Cost 134.04  
Total Area 1,800  
Base RCN 241,272  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 241,272  
Physical Depreciation 80%  
Functional Depreciation  
Total Depreciation 80% (193,018)  
Total RCNLD 48,254  
Lump Sums  
Total Building Value 48,254 \$ 26.81 Per SqFt



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	17x12x10	Dirt	Galvanized Metal	204
	Qual 3	Cond 3	Year 2006	Eff Age 20		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (5.43 x 204)		1,108	765	343
<b>Total Site Improvement Value</b>						<b>343</b>