



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:01:15
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300005046 Parcel ID 1070-00-107-015-0-001-00 Cadastral ID 1070-107-015-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 4 Tax Area 201 - 4T-BUFFALO-C Name ID 14508 CHAPMAN, RONALD & ELAINE M. CHAPMAN P O BOX 276 BUFFALO OK 73834-0000 Parcel Location Situs 00315 SW SECOND ST Subdivision MILLER'S ADDN Lot/Block 0015 / 0107 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO																																																																																																																									
Legal Description Lat/Long: 36.83745425 -99.63158679 MILLERS ADD. BLOCK 107 LOTS: 15-17-19																																																																																																																									
Exemptions					Building Permits																																																																																																																				
<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						Sale History																																																																																																										
Code	Type	Active	Maximum	Exemption																																																																																																																					
<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>559/337</td> <td>KUHAR, VANESSA R.</td> <td>10/23/2000</td> <td>20,000</td> <td>Q</td> </tr> <tr> <td>545/746</td> <td>HARPER, GREGORY GENE</td> <td>05/13/1999</td> <td>18,000</td> <td>Q</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	559/337	KUHAR, VANESSA R.	10/23/2000	20,000	Q	545/746	HARPER, GREGORY GENE	05/13/1999	18,000	Q																																																																																																						
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
559/337	KUHAR, VANESSA R.	10/23/2000	20,000	Q																																																																																																																					
545/746	HARPER, GREGORY GENE	05/13/1999	18,000	Q																																																																																																																					
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>2,644</td> <td>2,644</td> <td>12%</td> <td>317</td> <td>Assessed</td> <td>3,420</td> <td>269.29</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>25,859</td> <td>25,859</td> <td></td> <td>3,103</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>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>28,503</td> <td>28,503</td> <td></td> <td>3,420</td> <td>Total Taxable</td> <td>3,420</td> <td>269.00</td> </tr> </tbody> </table>		Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	Remove Cap		2,644	2,644	12%	317	Assessed	3,420	269.29	Year Frozen		25,859	25,859		3,103	Penalty	0		Uncapped Value	0	0	0		0	Exemption	0	0.00	TIF Project ID	0	28,503	28,503		3,420	Total Taxable	3,420	269.00																																																																											
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																																																																																																																	
Remove Cap		2,644	2,644	12%	317	Assessed	3,420	269.29																																																																																																																	
Year Frozen		25,859	25,859		3,103	Penalty	0																																																																																																																		
Uncapped Value	0	0	0		0	Exemption	0	0.00																																																																																																																	
TIF Project ID	0	28,503	28,503		3,420	Total Taxable	3,420	269.00																																																																																																																	
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>2025-300005046</td> <td>CHAPMAN, RONALD &</td> <td>201</td> <td>28,503</td> <td>0</td> <td>3,420</td> <td>269.00</td> </tr> <tr> <td>2024</td> <td>2024-300005046</td> <td>CHAPMAN, RONALD &</td> <td>201</td> <td>30,188</td> <td>0</td> <td>3,279</td> <td>267.00</td> </tr> <tr> <td>2023</td> <td>2023-300005046</td> <td>CHAPMAN, RONALD &</td> <td>201</td> <td>27,721</td> <td>0</td> <td>3,123</td> <td>258.00</td> </tr> <tr> <td>2022</td> <td>2022-300005046</td> <td>CHAPMAN, RONALD &</td> <td>201</td> <td>24,788</td> <td>0</td> <td>2,974</td> <td>245.00</td> </tr> <tr> <td>2021</td> <td>2021-300005046</td> <td>CHAPMAN, RONALD AND</td> <td>201</td> <td>24,788</td> <td>0</td> <td>2,974</td> <td>246.00</td> </tr> <tr> <td>2020</td> <td>2020-300005046</td> <td>CHAPMAN, RONALD AND</td> <td>201</td> <td>24,788</td> <td>0</td> <td>2,974</td> <td>245.00</td> </tr> <tr> <td>2019</td> <td>2019-0005046</td> <td>CHAPMAN, RONALD AND</td> <td>201</td> <td>24,788</td> <td></td> <td>2,975</td> <td>247.00</td> </tr> <tr> <td>2018</td> <td>2018-0005046</td> <td>CHAPMAN, RONALD AND</td> <td>201</td> <td>24,788</td> <td></td> <td>2,975</td> <td>247.00</td> </tr> <tr> <td>2017</td> <td>2017-0005046</td> <td>CHAPMAN, RONALD AND</td> <td>201</td> <td>24,788</td> <td></td> <td>2,975</td> <td>247.00</td> </tr> <tr> <td>2016</td> <td>2016-0005046</td> <td>CHAPMAN, RONALD AND</td> <td>201</td> <td>24,788</td> <td></td> <td>2,975</td> <td>253.00</td> </tr> <tr> <td>2015</td> <td>2015-0005046</td> <td>CHAPMAN, RONALD AND</td> <td>201</td> <td>24,876</td> <td></td> <td>2,985</td> <td>237.00</td> </tr> <tr> <td>2014</td> <td>2014-0005046</td> <td>CHAPMAN, RONALD AND</td> <td>201</td> <td>24,876</td> <td></td> <td>2,985</td> <td>239.00</td> </tr> <tr> <td>2013</td> <td>2013-0005046</td> <td>CHAPMAN, RONALD AND</td> <td>201</td> <td>25,115</td> <td></td> <td>2,917</td> <td>232.00</td> </tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-300005046	CHAPMAN, RONALD &	201	28,503	0	3,420	269.00	2024	2024-300005046	CHAPMAN, RONALD &	201	30,188	0	3,279	267.00	2023	2023-300005046	CHAPMAN, RONALD &	201	27,721	0	3,123	258.00	2022	2022-300005046	CHAPMAN, RONALD &	201	24,788	0	2,974	245.00	2021	2021-300005046	CHAPMAN, RONALD AND	201	24,788	0	2,974	246.00	2020	2020-300005046	CHAPMAN, RONALD AND	201	24,788	0	2,974	245.00	2019	2019-0005046	CHAPMAN, RONALD AND	201	24,788		2,975	247.00	2018	2018-0005046	CHAPMAN, RONALD AND	201	24,788		2,975	247.00	2017	2017-0005046	CHAPMAN, RONALD AND	201	24,788		2,975	247.00	2016	2016-0005046	CHAPMAN, RONALD AND	201	24,788		2,975	253.00	2015	2015-0005046	CHAPMAN, RONALD AND	201	24,876		2,985	237.00	2014	2014-0005046	CHAPMAN, RONALD AND	201	24,876		2,985	239.00	2013	2013-0005046	CHAPMAN, RONALD AND	201	25,115		2,917	232.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-300005046	CHAPMAN, RONALD &	201	28,503	0	3,420	269.00																																																																																																																		
2024	2024-300005046	CHAPMAN, RONALD &	201	30,188	0	3,279	267.00																																																																																																																		
2023	2023-300005046	CHAPMAN, RONALD &	201	27,721	0	3,123	258.00																																																																																																																		
2022	2022-300005046	CHAPMAN, RONALD &	201	24,788	0	2,974	245.00																																																																																																																		
2021	2021-300005046	CHAPMAN, RONALD AND	201	24,788	0	2,974	246.00																																																																																																																		
2020	2020-300005046	CHAPMAN, RONALD AND	201	24,788	0	2,974	245.00																																																																																																																		
2019	2019-0005046	CHAPMAN, RONALD AND	201	24,788		2,975	247.00																																																																																																																		
2018	2018-0005046	CHAPMAN, RONALD AND	201	24,788		2,975	247.00																																																																																																																		
2017	2017-0005046	CHAPMAN, RONALD AND	201	24,788		2,975	247.00																																																																																																																		
2016	2016-0005046	CHAPMAN, RONALD AND	201	24,788		2,975	253.00																																																																																																																		
2015	2015-0005046	CHAPMAN, RONALD AND	201	24,876		2,985	237.00																																																																																																																		
2014	2014-0005046	CHAPMAN, RONALD AND	201	24,876		2,985	239.00																																																																																																																		
2013	2013-0005046	CHAPMAN, RONALD AND	201	25,115		2,917	232.00																																																																																																																		



Harper

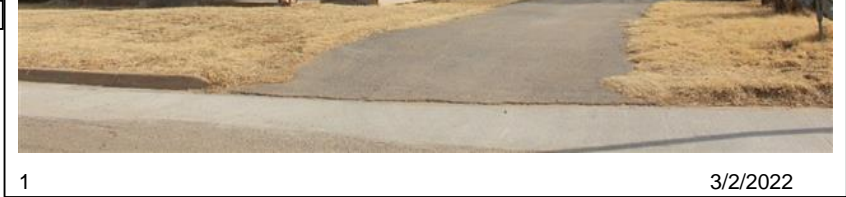
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:01:15
 Page 2

Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	75 x 117.5	<p>1070-00-107-015-0-001-00 5046 02/25/2022</p>
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	2.35 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Asbestos Siding
Base/Total Area	1,104 / 1,104
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	364 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1950 / 86



1 3/2/2022

GRM Approach	
GRM Code	
Gross Rent Indicated Value	

Multiple Regression	
MRA Code	
Adusted 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	87.34	Total Misc Impr	+ 2,781
Roofing Adj	+ 4.32	Garage Cost	+ 14,366
Subfloor Adj	+ 0.00	Total RCN	= 126,609
Heat/Cool Adj	+ 1.73	Depreciation (80%)	- 101,287
Plumbing Adj	+ 5.77	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 25,322
Adj Base Cost	= 99.15	Lot Value	+ 2,644
Total Area	x 1,104	Indicated Value	= 27,966
Adjusted Cost	= 109,462	Value Per SqFt	25.33

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	25,322		
Lot Value	2,644		
Indicated Value	27,966	25.33	Per SqFt
Agland Value			
Site Improvements	733		
Total Value	28,699	26.00	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	Slab Porch - Covered	2683	123		123	22.61	2,781



Harper

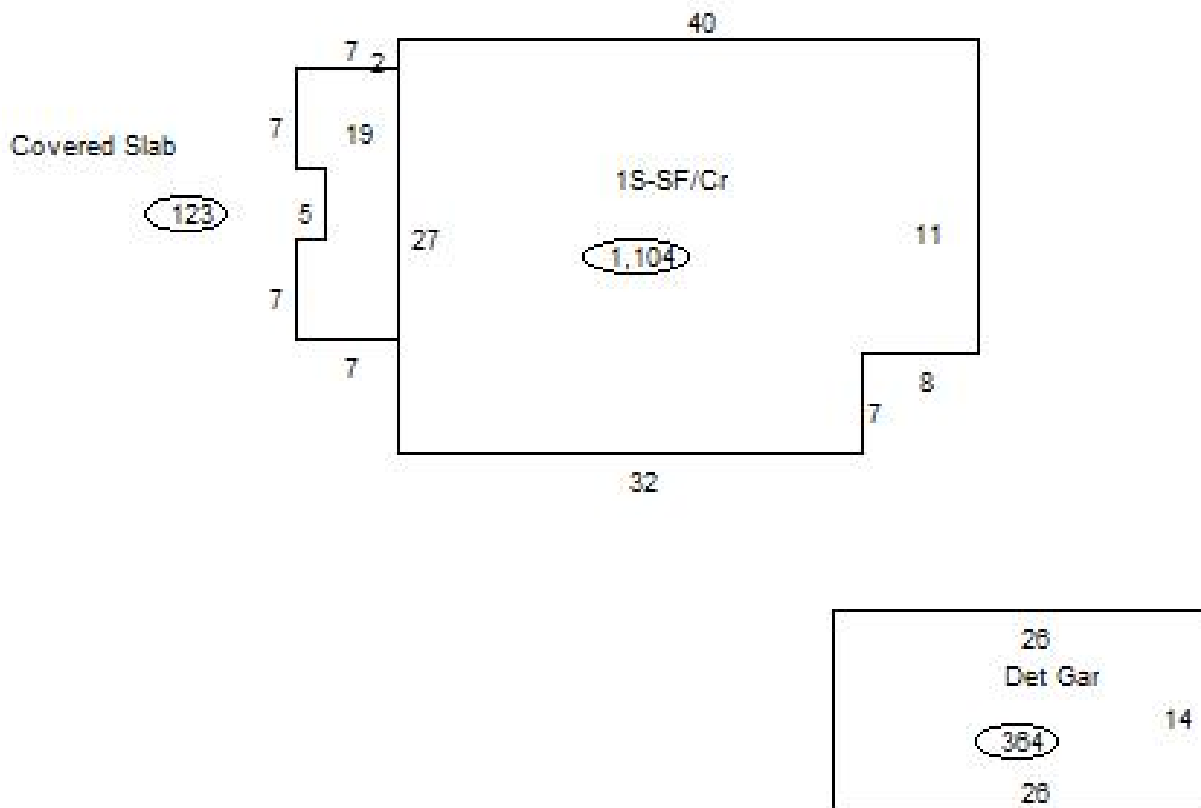
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:01:15
 Page 3

Sketch Image

300005046



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,104	1.000	1,104
2	M	PRCH		20	Covered Slab	123	1.000	123
3	G	2		20	Det Gar	364	1.000	364
Total Building Area						1,104		1,104



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:01:15
 Page 4

300005046

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	PAVA	Paving - Asphalt Driveway	82x10x0			820		
	Qual	3	Cond	3	Year	1950	Eff Age	76
						0		
						0		
						0		
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD		
		Base Cost (4.47 x 820)	3,665		3,665	2,932	733	