



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:02:47
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Assessment Data					Primary Image									
Account	300005157													
Parcel ID	1070-00-129-014-0-002-00													
Cadastral ID	1070-129-014-00-0-002-00													
Property Type	REAL - Real Property													
Property Class	UC	VI Area 1												
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14574													
AITKEN, CLAUDETTE														
P O BOX 175 BUFFALO OK 73834-0000														
Parcel Location														
Situs	SE FIRST ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0014 / 0129	Parcel Size 1 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG\MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.83475463 -99.62697957														
MILLERS ADD BLOCK 129 LOTS 14 LESS 12 1/2' X 100' IN NE PART W 35' OF 12														
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					
					/	AITKEN, CLAUDETTE								
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap	Land Value	2,400	1,956	12%	235	Assessed	235	18.50						
Year Frozen	Improvements	0	0		0	Penalty	0							
Uncapped Value	Mobile Home	0	0		0	Exemption	0	0.00						
TIF Project ID	Total Value	2,400	1,956		235	Total Taxable	235	19.00						
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300005157	AITKEN, CLAUDETTE			201	2,400	0	224	18.00					
2024	2024-300005157	AITKEN, CLAUDETTE			201	2,400	0	213	17.00					
2023	2023-300005157	AITKEN, CLAUDETTE			201	2,400	0	203	17.00					
2022	2022-300005157	AITKEN, CLAUDETTE			201	2,400	0	193	16.00					
2021	2021-300005157	AITKEN, CLAUDETTE			201	2,400	0	184	15.00					
2020	2020-300005157	AITKEN, CLAUDETTE			201	2,400	0	175	14.00					
2019	2019-0005157	AITKEN, CLAUDETTE			201	2,400		167	14.00					
2018	2018-0005157	AITKEN, CLAUDETTE			201	2,400		159	13.00					
2017	2017-0005157	AITKEN, CLAUDETTE			201	2,400		152	13.00					
2016	2016-0005157	AITKEN, CLAUDETTE			201	2,400		144	12.00					
2015	2015-0005157	AITKEN, CLAUDETTE			201	2,400		138	11.00					
2014	2014-0005157	AITKEN, CLAUDETTE			201	2,400		131	10.00					
2013	2013-0005157	AITKEN, CLAUDETTE			201	3,600		125	10.00					



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Lot Data	Primary Image	
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 2400</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 7 BUFFALOMILLERS COM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 3,000.00 x .80 = 2,400</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 2,400</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value</p> <p>Land Value 2,400</p> <p>Cost Approach Value 2,400</p>	<p>Image ID 24081</p> <p>Image Date 1/9/2023</p> <p>Name 001.JPG</p> <p>Description LOT</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value 2,400</p> <p>Total Appraised Value 2,400</p>	