



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:03:20
 Page 1

Assessment Data					Primary Image																																																																																																																																																																	
Account 300005196 Parcel ID 1070-00-140-001-0-001-00 Cadastral ID 1070-140-001-00-0-001-00 Property Type REAL - Real Property Property Class UC VI Area 2 Tax Area 201 - 4T-BUFFALO-C Name ID 13426 MUNSON, PAUL D. AND BRANDY M. MUNSON PO BOX 293 BUFFALO OK 73834-0000 Parcel Location Situs 01231 NS 191 RD Subdivision MILLER'S ADDN Lot/Block 0001 / 0140 Parcel Size 12 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					<p>1070-00-140-001-0-001-001 02/22/24</p>																																																																																																																																																																	
Legal Description Lat/Long: 36.92528577 -99.87504602 MILLERS ADD BLOCK 140 LOTS PART 1; ALL 3-5-7-9-11-13- 15-17-18 19-20-21																																																																																																																																																																						
Exemptions					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">SHED 2/23/2024</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	SHED 2/23/2024																																																																																																																																																							
Number	Description	Opened	Closed	Amount																																																																																																																																																																		
SHED 2/23/2024																																																																																																																																																																						
<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 colspan="5"> <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>794/643</td> <td>REGIER, SARA ELIZABETH &</td> <td>12/19/2025</td> <td>5,000</td> <td>MQ</td> </tr> <tr> <td>764/660</td> <td>SUTHERS, NEAL K.</td> <td>12/08/2021</td> <td>0</td> <td>04</td> </tr> <tr> <td>573/762</td> <td>BARBY, ALLEN & PAULA</td> <td>12/12/2001</td> <td>16,000</td> <td>U</td> </tr> </tbody> </table> </td> </tr> </tbody> </table>					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>794/643</td> <td>REGIER, SARA ELIZABETH &</td> <td>12/19/2025</td> <td>5,000</td> <td>MQ</td> </tr> <tr> <td>764/660</td> <td>SUTHERS, NEAL K.</td> <td>12/08/2021</td> <td>0</td> <td>04</td> </tr> <tr> <td>573/762</td> <td>BARBY, ALLEN & PAULA</td> <td>12/12/2001</td> <td>16,000</td> <td>U</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	794/643	REGIER, SARA ELIZABETH &	12/19/2025	5,000	MQ	764/660	SUTHERS, NEAL K.	12/08/2021	0	04	573/762	BARBY, ALLEN & PAULA	12/12/2001	16,000	U																																																																																																																																				
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>794/643</td> <td>REGIER, SARA ELIZABETH &</td> <td>12/19/2025</td> <td>5,000</td> <td>MQ</td> </tr> <tr> <td>764/660</td> <td>SUTHERS, NEAL K.</td> <td>12/08/2021</td> <td>0</td> <td>04</td> </tr> <tr> <td>573/762</td> <td>BARBY, ALLEN & PAULA</td> <td>12/12/2001</td> <td>16,000</td> <td>U</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	794/643	REGIER, SARA ELIZABETH &	12/19/2025	5,000	MQ	764/660	SUTHERS, NEAL K.	12/08/2021	0	04	573/762	BARBY, ALLEN & PAULA	12/12/2001	16,000	U																																																																																																																																														
Bk/Pg	Grantor	Date	Price	Code																																																																																																																																																																		
794/643	REGIER, SARA ELIZABETH &	12/19/2025	5,000	MQ																																																																																																																																																																		
764/660	SUTHERS, NEAL K.	12/08/2021	0	04																																																																																																																																																																		
573/762	BARBY, ALLEN & PAULA	12/12/2001	16,000	U																																																																																																																																																																		
Parcel Valuation					Sale History																																																																																																																																																																	
<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>2022</td> <td>Land Value 11,798</td> <td>11,798</td> <td>12%</td> <td>1,416</td> <td>Assessed</td> <td>4,798</td> <td>377.79</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements 28,186</td> <td>28,186</td> <td></td> <td>3,382</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>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 39,984</td> <td>39,984</td> <td></td> <td>4,798</td> <td>Total Taxable</td> <td>4,798</td> <td>378.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	Remove Cap	2022	Land Value 11,798	11,798	12%	1,416	Assessed	4,798	377.79	Year Frozen		Improvements 28,186	28,186		3,382	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 39,984	39,984		4,798	Total Taxable	4,798	378.00	<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>2025-300005196</td><td>REGIER, SARA ELIZABETH &</td><td>201</td><td>39,984</td><td>0</td><td>4,798</td><td>378.00</td></tr> <tr><td>2024</td><td>2024-300005196</td><td>REGIER, SARA ELIZABETH &</td><td>201</td><td>40,457</td><td>0</td><td>4,855</td><td>395.00</td></tr> <tr><td>2023</td><td>2023-300005196</td><td>REGIER, SARA ELIZABETH &</td><td>201</td><td>48,896</td><td>0</td><td>5,867</td><td>485.00</td></tr> <tr><td>2022</td><td>2022-300005196</td><td>REGIER, SARA ELIZABETH &</td><td>201</td><td>47,204</td><td>0</td><td>5,664</td><td>466.00</td></tr> <tr><td>2021</td><td>2021-300005196</td><td>SUTHERS, NEAL K.</td><td>201</td><td>46,734</td><td>0</td><td>2,879</td><td>238.00</td></tr> <tr><td>2020</td><td>2020-300005196</td><td>SUTHERS, NEAL K.</td><td>201</td><td>46,840</td><td>0</td><td>2,742</td><td>226.00</td></tr> <tr><td>2019</td><td>2019-0005196</td><td>SUTHERS, NEAL K.</td><td>201</td><td>46,840</td><td></td><td>2,612</td><td>216.00</td></tr> <tr><td>2018</td><td>2018-0005196</td><td>SUTHERS, NEAL K.</td><td>201</td><td>46,840</td><td></td><td>2,487</td><td>206.00</td></tr> <tr><td>2017</td><td>2017-0005196</td><td>SUTHERS, NEAL K.</td><td>201</td><td>46,840</td><td></td><td>2,368</td><td>197.00</td></tr> <tr><td>2016</td><td>2016-0005196</td><td>SUTHERS, NEAL K.</td><td>201</td><td>46,840</td><td></td><td>2,256</td><td>192.00</td></tr> <tr><td>2015</td><td>2015-0005196</td><td>SUTHERS, NEAL K.</td><td>201</td><td>46,840</td><td></td><td>2,148</td><td>171.00</td></tr> <tr><td>2014</td><td>2014-0005196</td><td>SUTHERS, NEAL K.</td><td>201</td><td>46,840</td><td></td><td>2,046</td><td>164.00</td></tr> <tr><td>2013</td><td>2013-0005196</td><td>SUTHERS, NEAL K.</td><td>201</td><td>54,797</td><td></td><td>1,949</td><td>155.00</td></tr> </tbody> </table>					Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-300005196	REGIER, SARA ELIZABETH &	201	39,984	0	4,798	378.00	2024	2024-300005196	REGIER, SARA ELIZABETH &	201	40,457	0	4,855	395.00	2023	2023-300005196	REGIER, SARA ELIZABETH &	201	48,896	0	5,867	485.00	2022	2022-300005196	REGIER, SARA ELIZABETH &	201	47,204	0	5,664	466.00	2021	2021-300005196	SUTHERS, NEAL K.	201	46,734	0	2,879	238.00	2020	2020-300005196	SUTHERS, NEAL K.	201	46,840	0	2,742	226.00	2019	2019-0005196	SUTHERS, NEAL K.	201	46,840		2,612	216.00	2018	2018-0005196	SUTHERS, NEAL K.	201	46,840		2,487	206.00	2017	2017-0005196	SUTHERS, NEAL K.	201	46,840		2,368	197.00	2016	2016-0005196	SUTHERS, NEAL K.	201	46,840		2,256	192.00	2015	2015-0005196	SUTHERS, NEAL K.	201	46,840		2,148	171.00	2014	2014-0005196	SUTHERS, NEAL K.	201	46,840		2,046	164.00	2013	2013-0005196	SUTHERS, NEAL K.	201	54,797		1,949	155.00
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																																																																																																																																																														
Remove Cap	2022	Land Value 11,798	11,798	12%	1,416	Assessed	4,798	377.79																																																																																																																																																														
Year Frozen		Improvements 28,186	28,186		3,382	Penalty	0																																																																																																																																																															
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																																																																																																																																														
TIF Project ID	0	Total Value 39,984	39,984		4,798	Total Taxable	4,798	378.00																																																																																																																																																														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																																																															
2025	2025-300005196	REGIER, SARA ELIZABETH &	201	39,984	0	4,798	378.00																																																																																																																																																															
2024	2024-300005196	REGIER, SARA ELIZABETH &	201	40,457	0	4,855	395.00																																																																																																																																																															
2023	2023-300005196	REGIER, SARA ELIZABETH &	201	48,896	0	5,867	485.00																																																																																																																																																															
2022	2022-300005196	REGIER, SARA ELIZABETH &	201	47,204	0	5,664	466.00																																																																																																																																																															
2021	2021-300005196	SUTHERS, NEAL K.	201	46,734	0	2,879	238.00																																																																																																																																																															
2020	2020-300005196	SUTHERS, NEAL K.	201	46,840	0	2,742	226.00																																																																																																																																																															
2019	2019-0005196	SUTHERS, NEAL K.	201	46,840		2,612	216.00																																																																																																																																																															
2018	2018-0005196	SUTHERS, NEAL K.	201	46,840		2,487	206.00																																																																																																																																																															
2017	2017-0005196	SUTHERS, NEAL K.	201	46,840		2,368	197.00																																																																																																																																																															
2016	2016-0005196	SUTHERS, NEAL K.	201	46,840		2,256	192.00																																																																																																																																																															
2015	2015-0005196	SUTHERS, NEAL K.	201	46,840		2,148	171.00																																																																																																																																																															
2014	2014-0005196	SUTHERS, NEAL K.	201	46,840		2,046	164.00																																																																																																																																																															
2013	2013-0005196	SUTHERS, NEAL K.	201	54,797		1,949	155.00																																																																																																																																																															



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:03:20
Page 2

Lot Data	Primary Image	
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 4 BUFFALO ORIGMILLERS</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 39,326.00 x .30 = 11,798</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 11,798</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 27,844</p> <p>Total Improvement Value 27,844</p> <p>Land Value 11,798</p> <p>Cost Approach Value 39,642</p>	<p>Image Information</p> <p>Image ID 28442</p> <p>Image Date 2/23/2024</p> <p>Name 002.JPG</p> <p>Description SHED</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 27,844</p> <p>Land Value 11,798</p> <p>Total Appraised Value 39,642</p>	



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

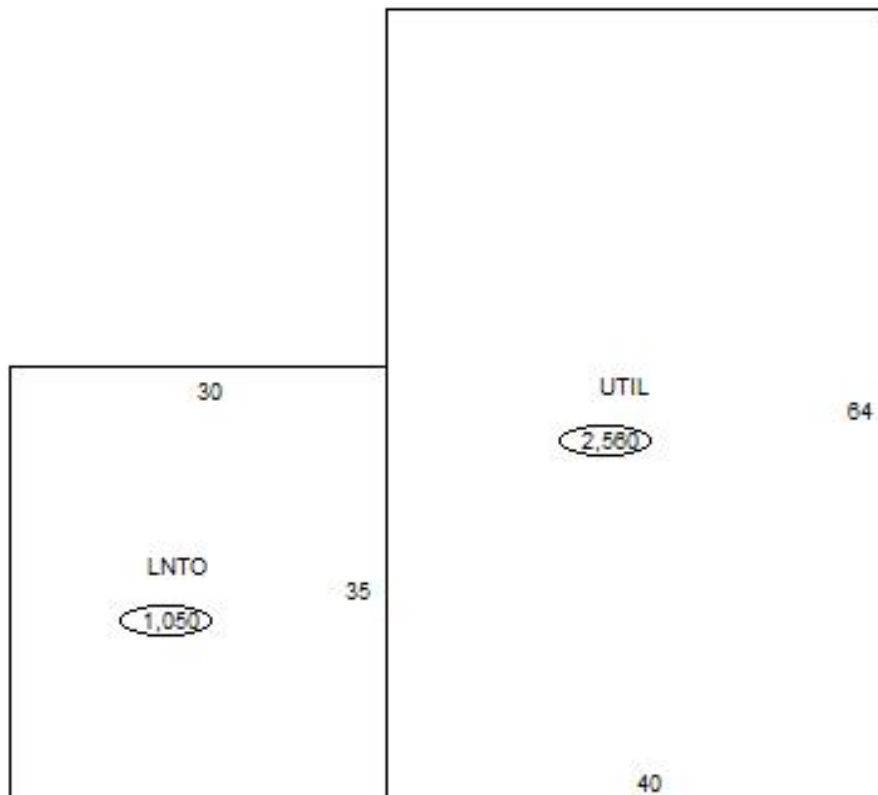
Date 02/06/2026

Time 07:03:20

Page 3

Sketch Image

300005196



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	O	LNT0		20	LNT0	1,050	1.000	1,050
2	O	UTIL		20	UTIL	2,560	1.000	2,560

Total Building Area



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026

Time 07:03:20

Page 4

300005196

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LNTO	Lean To - Attached	30x35x12	Dirt	Galvanized Metal	1,050
	Qual 3	Cond 3	Year 1998	Eff Age 28		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (6.38 x 1,050)			6,699 5,359	1,340



UTIL	Utility Building	64x40x16	Concrete	Formed Metal	2,560
Qual 3	Cond 3	Year 1998	Eff Age 28		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (23.53 x 2,560)			60,237 33,733	26,504

Total Site Improvement Value 27,844