




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:03:56  
Page 1

Assessment Data					Primary Image									
Account	300005238													
Parcel ID	1070-00-148-017-0-001-00													
Cadastral ID	1070-148-017-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	2											
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14608													
CULLINS, TREVIS I. & MICHELLE D. MUSSMAN														
P O BOX 594 BUFFALO OK 73834-0000														
Parcel Location														
Situs	00103 NE SECOND ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0017 / 0148	Parcel Size	2 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.83440093 -99.62995117														
MILLER'S ADD. BLOCK 148 LOTS 17; & W 17' OF 18														
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														
<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>H</td><td>Homestead</td><td>Yes</td><td>1,000</td><td>1,000</td></tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
<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>/</td><td>CULLINS, TREVIS I. &amp;</td><td></td><td></td><td></td></tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	CULLINS, TREVIS I. &			
Bk/Pg	Grantor	Date	Price	Code										
/	CULLINS, TREVIS I. &													
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	1,560	1,560	12%	187	Assessed	3,771 296.93						
Year Frozen		Improvements	29,871	29,871		3,584	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -79.00						
TIF Project ID	0	Total Value	31,431	31,431		3,771	Total Taxable	2,771 218.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005238	CULLINS, TREVIS I. &	201	31,431	1000	2,717	214.00							
2024	2024-300005238	CULLINS, TREVIS I. &	201	35,042	1000	2,608	212.00							
2023	2023-300005238	CULLINS, TREVIS I. &	201	32,332	1000	2,503	207.00							
2022	2022-300005238	CULLINS, TREVIS I. &	201	28,347	1000	2,401	198.00							
2021	2021-300005238	CULLINS, TREVIS I. &	201	28,951	1000	2,405	199.00							
2020	2020-300005238	CULLINS, TREVIS I. &	201	28,918	1000	2,306	190.00							
2019	2019-0005238	CULLINS, TREVIS I. &	201	28,918		2,209	183.00							
2018	2018-0005238	CULLINS, TREVIS I. AND	201	28,918		2,116	175.00							
2017	2017-0005238	CULLINS, TREVIS I. AND	201	28,918		2,026	168.00							
2016	2016-0005238	CULLINS, TREVIS I. AND	201	28,918		1,937	165.00							
2015	2015-0005238	CULLINS, TREVIS I. AND	201	29,011		1,851	147.00							
2014	2014-0005238	CULLINS, TREVIS I. AND	201	29,011		1,768	142.00							
2013	2013-0005238	CULLINS, TREVIS I. AND	201	25,745		1,201	96.00							



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Date 02/06/2026  
 Time 07:03:56  
 Page 2

Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	52 x 100	
Lot Count		
Units Buildable	1560	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	5,200.00 x .30 = 1,560	
Factor Value		
Adjustments		
Lot Value	1,560	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	728 / 728
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	728 Total, 728 Partition
Garage Type	
Remodel	
Year/Eff Age	1945 / 81

HOUSE	2/23/2024
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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	102.71	Total Misc Impr	+ 3,349
Roofing Adj	+ 5.75	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 125,151
Heat/Cool Adj	+ 10.77	Depreciation ( 79%)	- 98,869
Plumbing Adj	+ 8.76	Lump Sums	+ 0
Basement Adj	+ 39.31	RCNLD	= 26,282
Adj Base Cost	= 167.31	Lot Value	+ 1,560
Total Area	x 728	Indicated Value	= 27,842
Adjusted Cost	= 121,802	Value Per SqFt	38.24

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	26,282		
Lot Value	1,560		
Indicated Value	27,842	38.24	Per SqFt
Agland Value			
Site Improvements	1,894		
Total Value	29,736	40.85	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	Enclosed Porch - Solid Wall	2958	11x4		44	60.01		2,640
PATO	Slab Porch - Open	2959	6x4		24	9.78		235
WODO	Wood Deck - Open	2960	6x3		18	26.31		474



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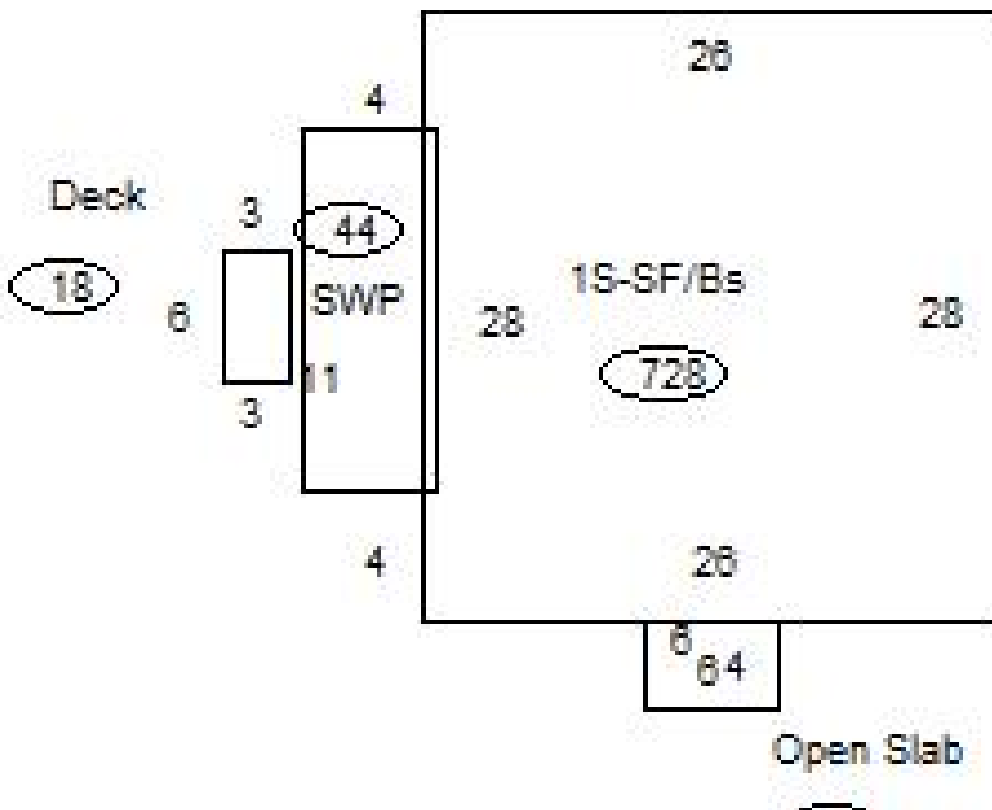
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Date 02/06/2026  
Time 07:03:56  
Page 3

Sketch Image

300005238



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	EPSW		13	SWP	44	1.000	44
2	M	PATO		20	Open Slab	24	1.000	24
3	M	WODO		20	Deck	18	1.000	18
4	R	1	Basement	20	1S-SF/Bs	728	1.000	728
<b>Total Building Area</b>						728		728



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Time 07:03:56  
Page 4

300005238

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	24x22x10	Dirt	Formed Metal	528
	Qual 3	Cond 3	Year 2019	Eff Age 7		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (41% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (6.08 x 528)	3,210	3,210	1,316	1,894