



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:04:50
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300005303 Parcel ID 1070-00-165-001-0-001-00 Cadastral ID 1070-165-001-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 201 - 4T-BUFFALO-C Name ID 24354 MANNING, J.J DENISE MANNING PO BOX 583 BUFFALO OK 73834 Parcel Location Situs 00222 NW THIRD ST Subdivision MILLER'S ADDN Lot/Block 0001 / 0165 Parcel Size 6 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO																																																																																																																									
Legal Description Lat/Long: 36.83877879 -99.62142318																																																																																																																									
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																																																																																																																				
<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>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>756/856</td> <td>PAINTER, RONALD</td> <td>12/09/2020</td> <td>50,000</td> <td>Q</td> </tr> <tr> <td>525/12</td> <td>GILBERT, W. OLIN, ESTATE</td> <td>01/21/1997</td> <td>16,201</td> <td>U</td> </tr> <tr> <td>/</td> <td>PAINTER, RONALD</td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	756/856	PAINTER, RONALD	12/09/2020	50,000	Q	525/12	GILBERT, W. OLIN, ESTATE	01/21/1997	16,201	U	/	PAINTER, RONALD																																																																																					
Code	Type	Active	Maximum	Exemption																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
756/856	PAINTER, RONALD	12/09/2020	50,000	Q																																																																																																																					
525/12	GILBERT, W. OLIN, ESTATE	01/21/1997	16,201	U																																																																																																																					
/	PAINTER, RONALD																																																																																																																								
Parcel Valuation																																																																																																																									
<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td> </td> </tr> <tr> <td>Year Frozen</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> </tr> </tbody> </table>		Source	REAL	Remove Cap		Year Frozen		Uncapped Value	0	TIF Project ID	0	<table border="1"> <thead> <tr> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> </tr> </thead> <tbody> <tr> <td>5,288</td> <td>5,288</td> <td>12%</td> <td>635</td> </tr> <tr> <td>39,349</td> <td>39,349</td> <td> </td> <td>4,721</td> </tr> <tr> <td>21,095</td> <td>21,095</td> <td> </td> <td>2,531</td> </tr> <tr> <td>65,732</td> <td>65,732</td> <td> </td> <td>7,887</td> </tr> </tbody> </table>			Fair Cash	Capped	Asmnt Level	Assessed	5,288	5,288	12%	635	39,349	39,349		4,721	21,095	21,095		2,531	65,732	65,732		7,887	<table border="1"> <thead> <tr> <th>Levy Rate</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>78.740</td> <td>621.00</td> </tr> <tr> <td>Assessed</td> <td>7,887</td> </tr> <tr> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Exemption</td> <td>0</td> </tr> <tr> <td>Total Taxable</td> <td>7,887</td> </tr> </tbody> </table>		Levy Rate	Current Tax	78.740	621.00	Assessed	7,887	Penalty	0	Exemption	0	Total Taxable	7,887																																																																									
Source	REAL																																																																																																																								
Remove Cap																																																																																																																									
Year Frozen																																																																																																																									
Uncapped Value	0																																																																																																																								
TIF Project ID	0																																																																																																																								
Fair Cash	Capped	Asmnt Level	Assessed																																																																																																																						
5,288	5,288	12%	635																																																																																																																						
39,349	39,349		4,721																																																																																																																						
21,095	21,095		2,531																																																																																																																						
65,732	65,732		7,887																																																																																																																						
Levy Rate	Current Tax																																																																																																																								
78.740	621.00																																																																																																																								
Assessed	7,887																																																																																																																								
Penalty	0																																																																																																																								
Exemption	0																																																																																																																								
Total Taxable	7,887																																																																																																																								
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>2025-300005303</td><td>MANNING, J.J</td><td>201</td><td>65,732</td><td>0</td><td>7,887</td><td>621.00</td></tr> <tr><td>2024</td><td>2024-300005303</td><td>MANNING, J.J</td><td>201</td><td>69,637</td><td>0</td><td>7,692</td><td>626.00</td></tr> <tr><td>2023</td><td>2023-300005303</td><td>MANNING, J.J</td><td>201</td><td>61,043</td><td>0</td><td>7,326</td><td>606.00</td></tr> <tr><td>2022</td><td>2022-300005303</td><td>MANNING, J.J</td><td>201</td><td>38,493</td><td>0</td><td>4,620</td><td>380.00</td></tr> <tr><td>2021</td><td>2021-300005303</td><td>MANNING, J.J</td><td>201</td><td>38,882</td><td>0</td><td>4,666</td><td>385.00</td></tr> <tr><td>2020</td><td>2020-300005303</td><td>PAINTER, RONALD</td><td>201</td><td>57,662</td><td>0</td><td>6,158</td><td>507.00</td></tr> <tr><td>2019</td><td>2019-0005303</td><td>PAINTER, RONALD</td><td>201</td><td>57,662</td><td> </td><td>4,979</td><td>413.00</td></tr> <tr><td>2018</td><td>2018-0005303</td><td>PAINTER, RONALD</td><td>201</td><td>57,662</td><td> </td><td>4,805</td><td>398.00</td></tr> <tr><td>2017</td><td>2017-0005303</td><td>PAINTER, RONALD</td><td>201</td><td>57,590</td><td> </td><td>4,636</td><td>385.00</td></tr> <tr><td>2016</td><td>2016-0005303</td><td>PAINTER, RONALD</td><td>201</td><td>57,138</td><td> </td><td>4,472</td><td>381.00</td></tr> <tr><td>2015</td><td>2015-0005303</td><td>PAINTER, RONALD</td><td>201</td><td>54,443</td><td> </td><td>4,312</td><td>342.00</td></tr> <tr><td>2014</td><td>2014-0005303</td><td>PAINTER, RONALD</td><td>201</td><td>54,443</td><td> </td><td>4,157</td><td>333.00</td></tr> <tr><td>2013</td><td>2013-0005303</td><td>PAINTER, RONALD</td><td>201</td><td>58,728</td><td> </td><td>4,008</td><td>319.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-300005303	MANNING, J.J	201	65,732	0	7,887	621.00	2024	2024-300005303	MANNING, J.J	201	69,637	0	7,692	626.00	2023	2023-300005303	MANNING, J.J	201	61,043	0	7,326	606.00	2022	2022-300005303	MANNING, J.J	201	38,493	0	4,620	380.00	2021	2021-300005303	MANNING, J.J	201	38,882	0	4,666	385.00	2020	2020-300005303	PAINTER, RONALD	201	57,662	0	6,158	507.00	2019	2019-0005303	PAINTER, RONALD	201	57,662		4,979	413.00	2018	2018-0005303	PAINTER, RONALD	201	57,662		4,805	398.00	2017	2017-0005303	PAINTER, RONALD	201	57,590		4,636	385.00	2016	2016-0005303	PAINTER, RONALD	201	57,138		4,472	381.00	2015	2015-0005303	PAINTER, RONALD	201	54,443		4,312	342.00	2014	2014-0005303	PAINTER, RONALD	201	54,443		4,157	333.00	2013	2013-0005303	PAINTER, RONALD	201	58,728		4,008	319.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-300005303	MANNING, J.J	201	65,732	0	7,887	621.00																																																																																																																		
2024	2024-300005303	MANNING, J.J	201	69,637	0	7,692	626.00																																																																																																																		
2023	2023-300005303	MANNING, J.J	201	61,043	0	7,326	606.00																																																																																																																		
2022	2022-300005303	MANNING, J.J	201	38,493	0	4,620	380.00																																																																																																																		
2021	2021-300005303	MANNING, J.J	201	38,882	0	4,666	385.00																																																																																																																		
2020	2020-300005303	PAINTER, RONALD	201	57,662	0	6,158	507.00																																																																																																																		
2019	2019-0005303	PAINTER, RONALD	201	57,662		4,979	413.00																																																																																																																		
2018	2018-0005303	PAINTER, RONALD	201	57,662		4,805	398.00																																																																																																																		
2017	2017-0005303	PAINTER, RONALD	201	57,590		4,636	385.00																																																																																																																		
2016	2016-0005303	PAINTER, RONALD	201	57,138		4,472	381.00																																																																																																																		
2015	2015-0005303	PAINTER, RONALD	201	54,443		4,312	342.00																																																																																																																		
2014	2014-0005303	PAINTER, RONALD	201	54,443		4,157	333.00																																																																																																																		
2013	2013-0005303	PAINTER, RONALD	201	58,728		4,008	319.00																																																																																																																		



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:04:50
 Page 2

Lot Data		Square-Foot - BUFFALO ORIGMILLERS	
Lot Size	150	x	117.5
Lot Count			
Units Buildable	5288		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	17,625.00	x	.30 = 5,288
Factor Value			
Adjustments			
Lot Value	5,288		



Residential Data	
Type	6 Mobile Home 70 x 16
Condition	3.5 - Average
Quality	3 - Average
Architecture	SWMH Singlewide MH
Style	100% Single Wide
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,089 / 1,089
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,089
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1977 / 44

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	52.22	Total Misc Impr	+ 3,756
Roofing Adj	+ 2.36	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 72,777
Heat/Cool Adj	+ 3.39	Depreciation (75%)	- 54,583
Plumbing Adj	+ 5.41	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 18,194
Adj Base Cost	= 63.38	Lot Value	+ 5,288
Total Area	x 1,089	Indicated Value	= 23,482
Adjusted Cost	= 69,021	Value Per SqFt	21.56

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	18,194		
Lot Value	5,288		
Indicated Value	23,482	21.56	Per SqFt
Agland Value			
Site Improvements	17,375		
Total Value	40,857	37.52	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
WODO	Wood Deck - Open	13368	200	2023	200	18.78	3,756



Harper

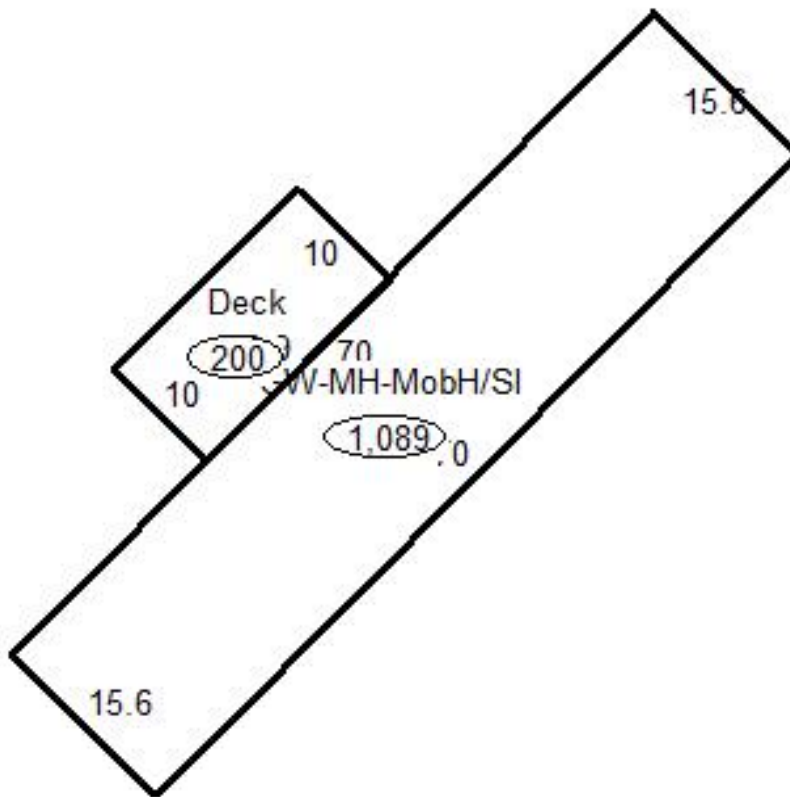
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:04:50
Page 3

Sketch Image

300005303



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13	Slab	20	SW-MH-MobH/SI	1,089	1.000	1,089
2	M	WODO		20	Deck	200	1.000	200
Total Building Area						1,089		1,089



Harper



Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:04:50
 Page 4

300005303

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete	12x12x0			144
	Qual 3	Cond 3	Year 1987	Eff Age 39		
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (6.43 x 144)	926		926	741
	UTIL	Shed, Metal	30x60x0		Formed Metal	1,800
	Qual 3	Cond 3	Year 1987	Eff Age 39		
		Valuation Summary	Modifier Total	RCN	Depr (64% Phys/ % Func)	RCNLD
		Base Cost (24.79 x 1,800)	44,622		44,622	28,558
	SHDS	Shed - Small Attached to West Shed	10x30x10	Concrete	Formed Metal	300
	Qual 3	Cond 3	Year 1987	Eff Age 39		
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (18.77 x 300)	5,631		5,631	4,505



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:04:50
 Page 5

Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,360 / 1,360
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	REVITALIZE -
Year/Eff Age	1930 / 35

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	73.37	Total Misc Impr	+ 3,929
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 1.96	Total RCN	= 123,527
Heat/Cool Adj	+ 8.78	Depreciation (46%)	- 56,822
Plumbing Adj	+ 3.83	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 66,705
Adj Base Cost	= 87.94	Lot Value	+ 0
Total Area	x 1,360	Indicated Value	= 66,705
Adjusted Cost	= 119,598	Value Per SqFt	49.05

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	66,705
Lot Value	
Indicated Value	66,705
Agland Value	49.05 Per SqFt
Site Improvements	
Total Value	66,705
	49.05 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	10458	28x8	1930	224	17.54		3,929



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026

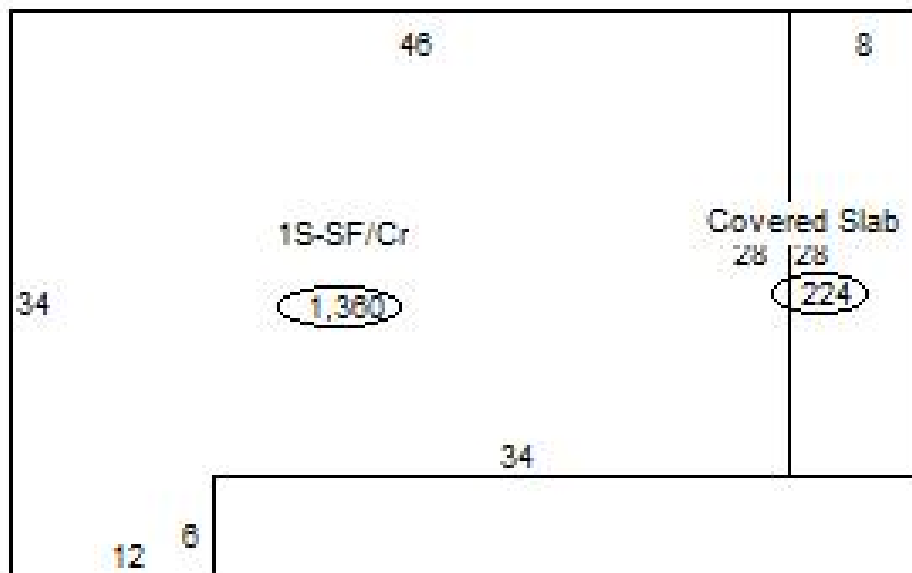
Time 07:04:50

Page 6

Sketch Image

300005303

1 of 2 records Mobile home/Garage separate



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,360	1.000	1,360
2	M	PRCH		20	Covered Slab	224	1.000	224
3	N	0		20	1 of 2 records Mobile home/Garage separate		0.000	
Total Building Area						1,360		1,360