



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:05:34  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300005352 <b>Parcel ID</b> 1070-00-171-001-0-001-00 <b>Cadastral ID</b> 1070-171-001-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 2 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 14679 WILKINSON, MICHELLE & PAMELA WILKINSON  P O BOX 675 BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 00221 NE SECOND ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0001 / 0171 <b>Parcel Size</b> 3 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO					<p>1070-00-171-001-0-001-00 02/22/24</p>																																																																																																																				
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<b>Legal Description</b> Lat/Long: 36.83684302 -99.62780150					<b>Building Permits</b> <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" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	75 x 117.5	
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	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,112 / 1,112
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	200 Total, 200 Partition
Garage Type	
Remodel	
Year/Eff Age	1951 / 75

HOUSE	2/23/2024
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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	90.33	Total Misc Impr	+ 1,954
Roofing Adj	+ 4.31	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 137,006
Heat/Cool Adj	+ 10.77	Depreciation ( 74%)	- 101,384
Plumbing Adj	+ 5.74	Lump Sums	+ 0
Basement Adj	+ 10.30	RCNLD	= 35,622
Adj Base Cost	= 121.45	Lot Value	+ 2,644
Total Area	x 1,112	Indicated Value	= 38,266
Adjusted Cost	= 135,052	Value Per SqFt	34.41

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	35,622		
Lot Value	2,644		
Indicated Value	38,266	34.41	Per SqFt
Agland Value			
Site Improvements			
Total Value	38,266	34.41	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	3198	10x6		60	9.78		587
PRCH	Slab Porch - Covered	3199	12x5		60	22.78		1,367



Harper

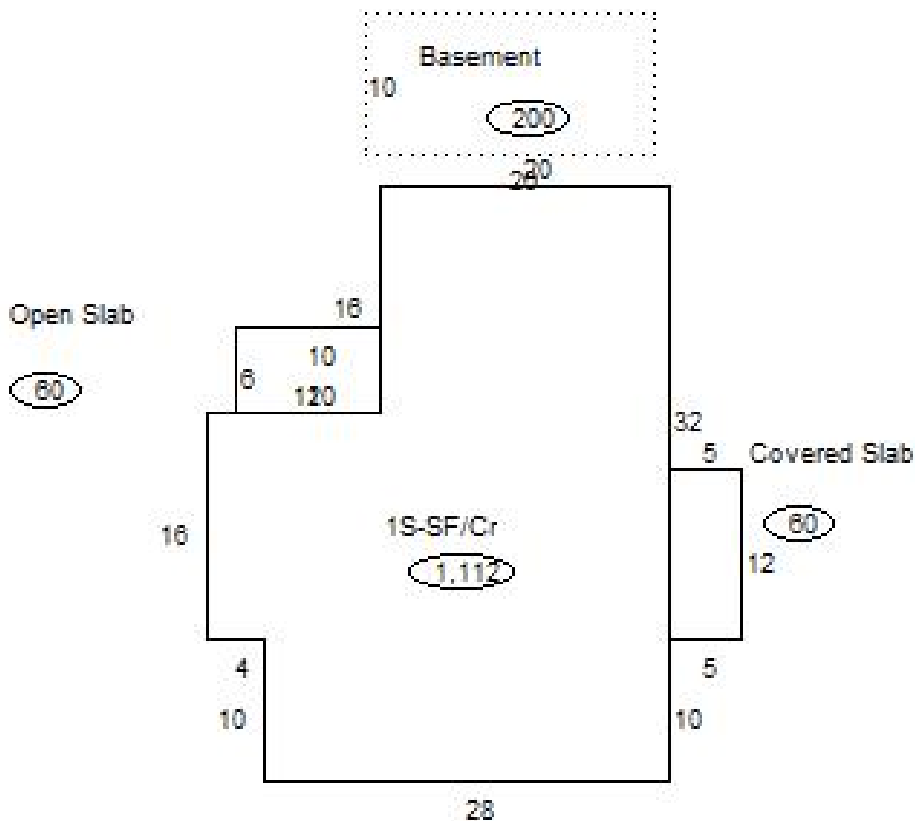
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Sketch Image

300005352



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	B			20	Basement	200	1.000	200
2	M	PATO		20	Open Slab	60	1.000	60
3	M	PRCH		20	Covered Slab	60	1.000	60
4	R	1	Crawl	20	1S-SF/Cr	1,112	1.000	1,112
<b>Total Building Area</b>						<b>1,112</b>		<b>1,112</b>