



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:06:13  
Page 1

Assessment Data					Primary Image									
Account	300005393													
Parcel ID	1070-00-186-009-0-001-00													
Cadastral ID	1070-186-009-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	2											
Tax Area	201 - 4T-BUFFALO-C													
Name ID	25606													
NELSON, SCOTT D. AND LISA A. TAYLOR														
P O BOX 401 BUFFALO OK 73834-														
Parcel Location														
Situs	00313 NE FOURTH ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0009 / 0186	Parcel Size	3 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
HOUSE 3/4/2024														
Legal Description Lat/Long: 36.83858165 -99.62863980														
MILLERS ADD BLOCK 186 LOTS 9-11-13 BOOK 783 PAGE 535														
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														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
783/535	STITH, CHARLES, ETAL	07/25/2024	30,000	07										
767/250	STITH, CHARLES, (1/2) AND	03/07/2022		04										
/	STITH, CHARLES, ETAL													
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap	2025	Land Value	2,644	2,644	12%	317	Assessed	4,447	350.16					
Year Frozen		Improvements	34,414	34,414		4,130	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-79.00					
TIF Project ID	0	Total Value	37,058	37,058		4,447	Total Taxable	3,447	271.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005393	NELSON, SCOTT D. AND LISA A. TAYLOR	201	37,058	1000	3,447	271.00							
2024	2024-300005393	NELSON, SCOTT D. AND LISA A. TAYLOR	201	41,939	0	5,024	409.00							
2023	2023-300005393	STITH, CHARLES, (1/2) AND	201	43,689	0	4,784	396.00							
2022	2022-300005393	STITH, CHARLES, (1/2) AND	201	37,972	0	4,556	375.00							
2021	2021-300005393	STITH, CHARLES, ETAL	201	38,620	0	4,354	359.00							
2020	2020-300005393	STITH, CHARLES, ETAL	201	37,903	0	4,147	341.00							
2019	2019-0005393	STITH, CHARLES, ETAL	201	37,903		2,950	244.00							
2018	2018-0005393	STITH, CHARLES, ETAL	201	37,903		2,834	235.00							
2017	2017-0005393	STITH, CHARLES, ETAL	201	37,903		2,723	226.00							
2016	2016-0005393	STITH, CHARLES, ETAL	201	37,903		2,615	223.00							
2015	2015-0005393	STITH, CHARLES, ETAL	201	38,032		2,509	199.00							
2014	2014-0005393	STITH, CHARLES, ETAL	201	38,032		2,407	193.00							
2013	2013-0005393	STITH, CHARLES, ETAL	201	40,616		2,307	184.00							



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:06:14  
 Page 2

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	3.25 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,384 / 1,384
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	
Garage Type	
Remodel	
Year/Eff Age	1945 / 77

HOUSE	3/4/2024
-------	----------

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	85.65	Total Misc Impr	+ 1,044
Roofing Adj	+ 4.05	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 146,489
Heat/Cool Adj	+ 10.77	Depreciation ( 75%)	- 109,867
Plumbing Adj	+ 4.61	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 36,622
Adj Base Cost	= 105.09	Lot Value	+ 2,644
Total Area	x 1,384	Indicated Value	= 39,266
Adjusted Cost	= 145,445	Value Per SqFt	28.37

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	36,622		
Lot Value	2,644		
Indicated Value	39,266	28.37	Per SqFt
Agland Value			
Site Improvements	902		
Total Value	40,168	29.02	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	3332	6x4		24	9.78		235
RSPC	Raised Slab Porch - Covered	3333	5x4		20	40.44		809





# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:06:14  
Page 4

300005393

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	22x16x8		Formed Metal	352
	Qual	3	Cond 3	Year 1990	Eff Age 36	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (7.94 x 352)	2,795		2,795	2,236
	SHDS	Yard Shed - STORAGE IN CARPORT	4x15x8		Formed Metal	60
	Qual	3	Cond 3	Year 1990	Eff Age 36	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (28.59 x 60)	1,715		1,715	1,372