



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:06:26
 Page 1

Assessment Data					Primary Image									
Account	300005409													
Parcel ID	1070-00-190-012-0-001-00													
Cadastral ID	1070-190-012-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	2											
Tax Area	201 - 4T-BUFFALO-C													
Name ID	24351													
LEONARD, BRUCE V.														
PO BOX 552 BUFFALO OK 73834														
Parcel Location														
Situs	00321 NE FIRST ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0012 / 0190	Parcel Size	1 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
LOT 3/4/2024														
Legal Description Lat/Long: 36.83859882 -99.62786127														
MILLER'S ADD. BLOCK 190 LOTS 12 BOOK 756 PAGE 758 BOOK 753 PAGE 181 BOOK 513 PG 699														
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										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
756/758	ADCOCK, RALPH V &	11/18/2020	65,000	MQ										
753/181	MCNAUGHTON, LELA (TRUST)	06/15/2020	0	04										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap	2022	Land Value	1,013	1,013	12%	122	Assessed	122 9.61						
Year Frozen		Improvements	0	0		0	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00						
TIF Project ID	0	Total Value	1,013	1,013		122	Total Taxable	122 10.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005409	LEONARD, BRUCE V.	201	1,013	0	122	10.00							
2024	2024-300005409	LEONARD, BRUCE V.	201	1,013	0	122	10.00							
2023	2023-300005409	LEONARD, BRUCE V.	201	1,013	0	122	10.00							
2022	2022-300005409	LEONARD, BRUCE V.	201	1,013	0	122	10.00							
2021	2021-300005409	LEONARD, BRUCE V.	201	1,013	0	122	10.00							
2020	2020-300005409	MCNAUGHTON, LELA (TRUST)	201	1,013	0	119	10.00							
2019	2019-0005409	MCNAUGHTON, LELA (TRUST)	201	1,013		114	9.00							
2018	2018-0005409	MCNAUGHTON, LELA (TRUST)	201	1,013		108	9.00							
2017	2017-0005409	MCNAUGHTON, LELA (TRUST)	201	1,013		103	9.00							
2016	2016-0005409	MCNAUGHTON, LELA (TRUST)	201	1,013		98	8.00							
2015	2015-0005409	MCNAUGHTON, LELA (TRUST)	201	1,013		94	7.00							
2014	2014-0005409	MCNAUGHTON, LELA (TRUST)	201	1,013		89	7.00							
2013	2013-0005409	MCNAUGHTON, LELA (TRUST)	201	1,013		85	7.00							



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 Page 2

Lot Data		Square-Foot - BUFFALO ORIGMILLERS	
Lot Size	25	x	135
Lot Count			
Units Buildable	1013		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	3,375.00 x .30 = 1,013		
Factor Value			
Adjustments			
Lot Value	1,013		



LOT 3/4/2024

Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

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	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 1,013
Total Area	x	Indicated Value	= 1,013
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation

Selected Approach	Cost Approach		
Improvements			
Lot Value	1,013		
Indicated Value	1,013	0.00	Per SqFt
Agland Value			
Site Improvements			
Total Value	1,013	0.00	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value