



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:06:51
Page 1

Assessment Data					Primary Image														
Account	300005434																		
Parcel ID	1070-00-193-009-0-001-00																		
Cadastral ID	1070-193-009-00-0-001-00																		
Property Type	REAL - Real Property																		
Property Class	UR	VI Area	3																
Tax Area	201 - 4T-BUFFALO-C																		
Name ID	14730																		
BAIRD, MILTON EUGENE																			
PO BOX 666 BUFFALO OK 73834-0000																			
Parcel Location																			
Situs	00314 NW SECOND ST																		
Subdivision	MILLER'S ADDN																		
Lot/Block	0009 / 0193	Parcel Size	6 - Lots																
Sec/Twn/Rng	/ / /																		
Neighborhood	100100 - BUFFALO ORIG/MILLERS																		
School District	4-BUFFAL - 4-BUFFALO																		
Legal Description Lat/Long: 36.83107503 -99.62721663																			
MILLER'S ADD BLOCK 193 LOTS 9 THRU 14																			
HOUSE 2/24/2025																			
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																			
<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>736/659</td><td>BARTON, MICHAEL W. AND</td><td>07/03/2018</td><td>145,000</td><td>PQ</td></tr> <tr> <td>641/492</td><td>CAMPBELL, CHRISTINA K. (T</td><td>05/15/2008</td><td>55,000</td><td>Q</td></tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	736/659	BARTON, MICHAEL W. AND	07/03/2018	145,000	PQ	641/492	CAMPBELL, CHRISTINA K. (T	05/15/2008	55,000	Q
Bk/Pg	Grantor	Date	Price	Code															
736/659	BARTON, MICHAEL W. AND	07/03/2018	145,000	PQ															
641/492	CAMPBELL, CHRISTINA K. (T	05/15/2008	55,000	Q															
Parcel Valuation																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax											
Remove Cap		Land Value	5,288	5,288	12%	635	Assessed	20,870	1,643.30										
Year Frozen		Improvements	168,626	168,626		20,235	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-78.00										
TIF Project ID	0	Total Value	173,914	173,914		20,870	Total Taxable	19,870	1,565.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-300005434	BAIRD, MILTON EUGENE	201	173,914	1000	19,450	1,531.00												
2024	2024-300005434	BAIRD, MILTON EUGENE	201	185,252	1000	18,855	1,535.00												
2023	2023-300005434	BAIRD, MILTON EUGENE	201	162,574	1000	18,276	1,512.00												
2022	2022-300005434	BAIRD, MILTON EUGENE	201	154,095	1000	17,477	1,438.00												
2021	2021-300005434	BAIRD, MILTON EUGENE	201	143,021	1000	16,163	1,334.00												
2020	2020-300005434	BAIRD, MILTON EUGENE	201	143,021	1000	16,163	1,330.00												
2019	2019-0005434	BAIRD, MILTON EUGENE	201	145,000		16,401	1,359.00												
2018	2018-0005434	BAIRD, MILTON EUGENE	201	65,556		6,867	569.00												
2017	2017-0005434	BARTON, MICHAEL W. AND	201	65,556		6,867	571.00												
2016	2016-0005434	BARTON, MICHAEL W. AND	201	65,556		6,867	584.00												
2015	2015-0005434	BARTON, MICHAEL W. AND	201	65,745		6,889	547.00												
2014	2014-0005434	BARTON, MICHAEL W. AND	201	65,745		6,889	552.00												
2013	2013-0005434	BARTON, MICHAEL W. AND	201	73,657		7,356	586.00												



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:06:52
 Page 2

Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
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	1 Single Family Residence
Condition	2 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,732 / 1,732
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	4 / 1.0 /
Basement Area	1,732 Total, 520 Partition
Garage Type	594 Detached Garage - Finished
Remodel	REVITALIZE -
Year/Eff Age	1941 / 39

HOUSE	2/24/2025
-------	-----------

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	82.58	Total Misc Impr	+ 8,503
Roofing Adj	+ 3.85	Garage Cost	+ 23,200
Subfloor Adj	+ 0.00	Total RCN	= 250,039
Heat/Cool Adj	+ 10.77	Depreciation (46%)	- 115,018
Plumbing Adj	+ 3.68	Lump Sums	+ 0
Basement Adj	+ 25.18	RCNLD	= 135,021
Adj Base Cost	= 126.06	Lot Value	+ 5,288
Total Area	x 1,732	Indicated Value	= 140,309
Adjusted Cost	= 218,336	Value Per SqFt	81.01

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	135,021		
Lot Value	5,288		
Indicated Value	140,309	81.01	Per SqFt
Agland Value			
Site Improvements	32,617		
Total Value	172,926	99.84	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	Enclosed Porch - Solid Wall	3443	9x7	2020	63	59.87		3,772
PRCH	Porch	3444	5x4	2020	20	22.88		458
WODC	Wood Deck - Covered	3445	10x9	2022	90	41.12		3,701
PRCH	Porch	13402	5x5	1941	25	22.87		572



Harper

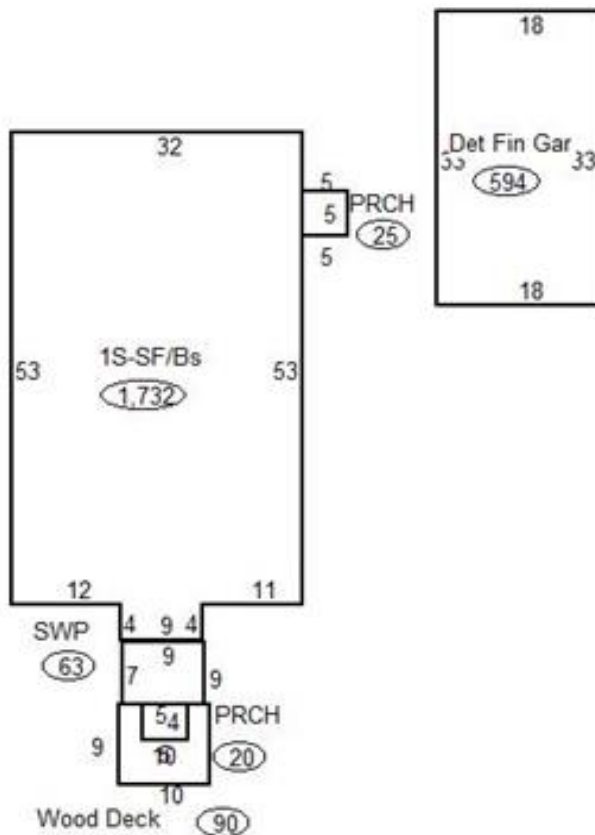
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:06:52
 Page 3

Sketch Image

300005434



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Basement	20	1S-SF/Bs	1,732	1.000	1,732
2	G	6		20	Det Fin Gar	594	1.000	594
3	M	EPSW		20	SWP	63	1.000	63
4	M	PRCH		20	PRCH	20	1.000	20
5	M	WODC		20	Wood Deck	90	1.000	90
6	M	PRCH		20	PRCH	25	1.000	25
Total Building Area						1,732		1,732



Harper



Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:06:52
 Page 4

300005434

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	18x12x6	Concrete	Formed Metal	216
	Qual	3	Cond 3	Year 2025	Eff Age 1	
	Valuation Summary		Modifier Total	RCN	Depr (6% Phys/ % Func)	RCNLD
	Base Cost (7.74 x 216)		1,672	1,672	100	1,572
	PAVA	Paving - Asphalt / Driveway	120x18x0	Paved-Asphalt		2,160
	Qual	3	Cond 3	Year 2022	Eff Age 4	
	Valuation Summary		Modifier Total	RCN	Depr (33% Phys/ % Func)	RCNLD
	Base Cost (2.82 x 2,160)		6,091	6,091	2,010	4,081
	CPAT	Awning, PLASTIC Enclosed / Utility Shed	40x12x0	Concrete	Formed Metal	480
	Qual	2	Cond 2	Year 2019	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (43% Phys/ % Func)	RCNLD
	Base Cost (7.64 x 480)		3,667	3,667	1,577	2,090
	UTIL	Utility LG	40x30x14	Concrete	Formed Metal	1,200
	Qual	2	Cond 2	Year 2018	Eff Age 10	
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (25.91 x 1,200)		31,092	31,092	6,218	24,874