



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:07:05  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300005447 <b>Parcel ID</b> 1070-00-206-002-0-001-00 <b>Cadastral ID</b> 1070-206-002-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 3 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 14739 WILSON, STEPHEN D. & STACIE R. WILSON  405 LUCIA DR BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 00420 NW SECOND ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0002 / 0206 <b>Parcel Size</b> 4 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.83228438 -99.63251786 MILLER'S ADD BLOCK 206 LOTS 2-4-6-8																																																																																																																									
<b>Exemptions</b>					<b>Building Permits</b>																																																																																																																				
<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>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																																																																																																	
Code	Type	Active	Maximum	Exemption																																																																																																																					
Number	Description	Opened	Closed	Amount																																																																																																																					
<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						<b>Sale History</b>																																																																																																										
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>705/484</td> <td>KINSER, JAUNITA L.</td> <td>01/14/2015</td> <td>32,000</td> <td>08</td> </tr> <tr> <td>705/484</td> <td>WILSON, STEPHEN D. &amp;</td> <td>01/14/2015</td> <td>32,000</td> <td></td> </tr> <tr> <td>649/496</td> <td>BAIRD, JERRY LAYNE AND</td> <td>05/28/2009</td> <td>40,000</td> <td>PQ</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	705/484	KINSER, JAUNITA L.	01/14/2015	32,000	08	705/484	WILSON, STEPHEN D. &	01/14/2015	32,000		649/496	BAIRD, JERRY LAYNE AND	05/28/2009	40,000	PQ																																																																																																	
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
705/484	KINSER, JAUNITA L.	01/14/2015	32,000	08																																																																																																																					
705/484	WILSON, STEPHEN D. &	01/14/2015	32,000																																																																																																																						
649/496	BAIRD, JERRY LAYNE AND	05/28/2009	40,000	PQ																																																																																																																					
<b>Parcel Valuation</b>																																																																																																																									
<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>Land Value 3,525</td> <td>3,525</td> <td>12%</td> <td>423</td> </tr> <tr> <td>Improvements 37,272</td> <td>37,272</td> <td></td> <td>4,472</td> </tr> <tr> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> </tr> <tr> <td>Total Value 40,797</td> <td>40,797</td> <td></td> <td>4,895</td> </tr> </tbody> </table>			Fair Cash	Capped	Asmnt Level	Assessed	Land Value 3,525	3,525	12%	423	Improvements 37,272	37,272		4,472	Mobile Home 0	0		0	Total Value 40,797	40,797		4,895	<table border="1"> <thead> <tr> <th>Levy Rate</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>78.740</td> <td></td> </tr> <tr> <td>Assessed 4,895</td> <td>385.43</td> </tr> <tr> <td>Penalty 0</td> <td></td> </tr> <tr> <td>Exemption 0</td> <td>0.00</td> </tr> <tr> <td>Total Taxable 4,895</td> <td>385.00</td> </tr> </tbody> </table>		Levy Rate	Current Tax	78.740		Assessed 4,895	385.43	Penalty 0		Exemption 0	0.00	Total Taxable 4,895	385.00																																																																									
Source	REAL																																																																																																																								
Remove Cap																																																																																																																									
Year Frozen																																																																																																																									
Uncapped Value	0																																																																																																																								
TIF Project ID	0																																																																																																																								
Fair Cash	Capped	Asmnt Level	Assessed																																																																																																																						
Land Value 3,525	3,525	12%	423																																																																																																																						
Improvements 37,272	37,272		4,472																																																																																																																						
Mobile Home 0	0		0																																																																																																																						
Total Value 40,797	40,797		4,895																																																																																																																						
Levy Rate	Current Tax																																																																																																																								
78.740																																																																																																																									
Assessed 4,895	385.43																																																																																																																								
Penalty 0																																																																																																																									
Exemption 0	0.00																																																																																																																								
Total Taxable 4,895	385.00																																																																																																																								
<b>Assessment History</b>																																																																																																																									
<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>2025-300005447</td> <td>WILSON, STEPHEN D. &amp;</td> <td>201</td> <td>40,797</td> <td>0</td> <td>4,895</td> <td>385.00</td> </tr> <tr> <td>2024</td> <td>2024-300005447</td> <td>WILSON, STEPHEN D. &amp;</td> <td>201</td> <td>43,290</td> <td>0</td> <td>5,165</td> <td>421.00</td> </tr> <tr> <td>2023</td> <td>2023-300005447</td> <td>WILSON, STEPHEN D. &amp;</td> <td>201</td> <td>41,357</td> <td>0</td> <td>4,918</td> <td>407.00</td> </tr> <tr> <td>2022</td> <td>2022-300005447</td> <td>WILSON, STEPHEN D. &amp;</td> <td>201</td> <td>39,034</td> <td>0</td> <td>4,684</td> <td>385.00</td> </tr> <tr> <td>2021</td> <td>2021-300005447</td> <td>WILSON, STEPHEN D. &amp;</td> <td>201</td> <td>37,644</td> <td>0</td> <td>4,517</td> <td>373.00</td> </tr> <tr> <td>2020</td> <td>2020-300005447</td> <td>WILSON, STEPHEN D. &amp;</td> <td>201</td> <td>37,644</td> <td>0</td> <td>4,517</td> <td>372.00</td> </tr> <tr> <td>2019</td> <td>2019-0005447</td> <td>WILSON, STEPHEN D. &amp;</td> <td>201</td> <td>37,644</td> <td></td> <td>4,446</td> <td>368.00</td> </tr> <tr> <td>2018</td> <td>2018-0005447</td> <td>WILSON, STEPHEN D. &amp;</td> <td>201</td> <td>37,644</td> <td></td> <td>4,234</td> <td>351.00</td> </tr> <tr> <td>2017</td> <td>2017-0005447</td> <td>WILSON, STEPHEN D. &amp;</td> <td>201</td> <td>35,450</td> <td></td> <td>4,032</td> <td>335.00</td> </tr> <tr> <td>2016</td> <td>2016-0005447</td> <td>WILSON, STEPHEN D. &amp;</td> <td>201</td> <td>32,000</td> <td></td> <td>3,840</td> <td>327.00</td> </tr> <tr> <td>2015</td> <td>2015-0005447</td> <td>WILSON, STEPHEN D. &amp;</td> <td>201</td> <td>35,578</td> <td></td> <td>4,269</td> <td>339.00</td> </tr> <tr> <td>2014</td> <td>2014-0005447</td> <td>KINSER, JAUNITA L.</td> <td>201</td> <td>35,578</td> <td></td> <td>3,269</td> <td>262.00</td> </tr> <tr> <td>2013</td> <td>2013-0005447</td> <td>KINSER, JAUNITA L.</td> <td>201</td> <td>40,725</td> <td></td> <td>3,887</td> <td>310.00</td> </tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-300005447	WILSON, STEPHEN D. &	201	40,797	0	4,895	385.00	2024	2024-300005447	WILSON, STEPHEN D. &	201	43,290	0	5,165	421.00	2023	2023-300005447	WILSON, STEPHEN D. &	201	41,357	0	4,918	407.00	2022	2022-300005447	WILSON, STEPHEN D. &	201	39,034	0	4,684	385.00	2021	2021-300005447	WILSON, STEPHEN D. &	201	37,644	0	4,517	373.00	2020	2020-300005447	WILSON, STEPHEN D. &	201	37,644	0	4,517	372.00	2019	2019-0005447	WILSON, STEPHEN D. &	201	37,644		4,446	368.00	2018	2018-0005447	WILSON, STEPHEN D. &	201	37,644		4,234	351.00	2017	2017-0005447	WILSON, STEPHEN D. &	201	35,450		4,032	335.00	2016	2016-0005447	WILSON, STEPHEN D. &	201	32,000		3,840	327.00	2015	2015-0005447	WILSON, STEPHEN D. &	201	35,578		4,269	339.00	2014	2014-0005447	KINSER, JAUNITA L.	201	35,578		3,269	262.00	2013	2013-0005447	KINSER, JAUNITA L.	201	40,725		3,887	310.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-300005447	WILSON, STEPHEN D. &	201	40,797	0	4,895	385.00																																																																																																																		
2024	2024-300005447	WILSON, STEPHEN D. &	201	43,290	0	5,165	421.00																																																																																																																		
2023	2023-300005447	WILSON, STEPHEN D. &	201	41,357	0	4,918	407.00																																																																																																																		
2022	2022-300005447	WILSON, STEPHEN D. &	201	39,034	0	4,684	385.00																																																																																																																		
2021	2021-300005447	WILSON, STEPHEN D. &	201	37,644	0	4,517	373.00																																																																																																																		
2020	2020-300005447	WILSON, STEPHEN D. &	201	37,644	0	4,517	372.00																																																																																																																		
2019	2019-0005447	WILSON, STEPHEN D. &	201	37,644		4,446	368.00																																																																																																																		
2018	2018-0005447	WILSON, STEPHEN D. &	201	37,644		4,234	351.00																																																																																																																		
2017	2017-0005447	WILSON, STEPHEN D. &	201	35,450		4,032	335.00																																																																																																																		
2016	2016-0005447	WILSON, STEPHEN D. &	201	32,000		3,840	327.00																																																																																																																		
2015	2015-0005447	WILSON, STEPHEN D. &	201	35,578		4,269	339.00																																																																																																																		
2014	2014-0005447	KINSER, JAUNITA L.	201	35,578		3,269	262.00																																																																																																																		
2013	2013-0005447	KINSER, JAUNITA L.	201	40,725		3,887	310.00																																																																																																																		




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:07:05  
 Page 2

Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	100 x 117.5	
Lot Count		
Units Buildable	3525	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	11,750.00 x .30 = 3,525	
Factor Value		
Adjustments		
Lot Value	3,525	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	75% Frame, Siding, Wood 25% Veneer, Masonry
Base/Total Area	1,132 / 1,698
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	336 Detached Garage - Unfinished
Remodel	PARTIAL -
Year/Eff Age	1940 / 86

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		

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	35,789		
Lot Value	3,525		
Indicated Value	39,314	23.15	Per SqFt
Agland Value			
Site Improvements	1,858		
Total Value	41,172	24.25	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	76.22	Total Misc Impr	+ 6,678
Roofing Adj	+ 2.86	Garage Cost	+ 13,335
Subfloor Adj	+ 0.00	Total RCN	= 178,946
Heat/Cool Adj	+ 10.77	Depreciation ( 80%)	- 143,157
Plumbing Adj	+ 3.76	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 35,789
Adj Base Cost	= 93.60	Lot Value	+ 3,525
Total Area	x 1,698	Indicated Value	= 39,314
Adjusted Cost	= 158,933	Value Per SqFt	23.15

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Slab Porch - Open	3494	24x7		168	39.75		6,678



Harper

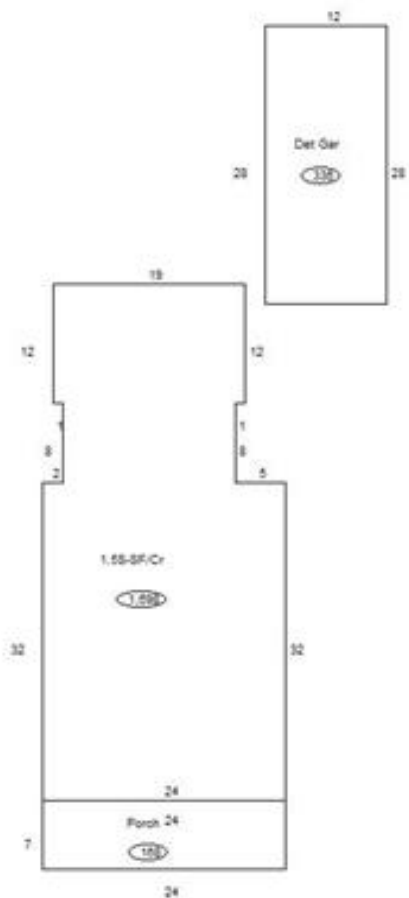
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:07:05  
 Page 3

Sketch Image

300005447



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5S-SF/Cr	1,132	1.500	1,698
2	M	RSPC		13	Porch	168	1.000	168
3	G	2		13	Det Gar	336	1.000	336
<b>Total Building Area</b>						1,132		1,698



# Harper




## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:07:05  
 Page 4

300005447

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Storage	10x8x10	Base	Galvanized Metal	80
	Qual	3	Cond 3	Year 2008	Eff Age 18	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (56% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (24.66 x 80)		1,973	1,973	1,105	868
	CPDT	Carprt Dtchd "A"	20x20x10	Concrete	Galvanized Metal	400
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (8.98 x 400)		3,592	3,592	2,874	718
	PACN	Paving - Concrete CARPORT	18x18x0			324
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.19 x 324)		1,358	1,358	1,086	272