



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																	
Account 300005513 Parcel ID 1070-00-215-017-0-001-00 Cadastral ID 1070-215-017-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 2 Tax Area 201 - 4T-BUFFALO-C Name ID 25471 STANPHILL, DALE R. PO BOX 645 BUFFALO OK 73834- Parcel Location Situs 00405 NE SIXTH ST Subdivision MILLER'S ADDN Lot/Block 0017 / 0215 Parcel Size 4 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG\MILLERS School District 4-BUFFAL - 4-BUFFALO					<p>1070-00-215-017-0-001-00 02/22/24</p>																																																	
HOUSE										3/4/2024																																												
Legal Description Lat/Long: 36.83684456 -99.62392436					Building Permits																																																	
MILLERS ADD BLOCK 215 LOTS 17-19-21-23 Peggy deceased 10/21/2023					<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					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	No	1,000		779/300	STANPHILL, DALE R. &	12/27/2023		04																																													
					545/340	BURKE, IVAN LOY, ETUX	04/23/1999	22,000	Q																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>78.740</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td> </td> <td>Land Value 3,525</td> <td>3,525</td> <td>12%</td> <td>423</td> <td>Assessed</td> <td>5,373</td> <td>423.07</td> </tr> <tr> <td>Year Frozen</td> <td> </td> <td>Improvements 41,251</td> <td>41,251</td> <td> </td> <td>4,950</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 44,776</td> <td>44,776</td> <td> </td> <td>5,373</td> <td>Total Taxable</td> <td>5,373</td> <td>423.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	Remove Cap		Land Value 3,525	3,525	12%	423	Assessed	5,373	423.07	Year Frozen		Improvements 41,251	41,251		4,950	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 44,776	44,776		5,373	Total Taxable	5,373	423.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-300005513	STANPHILL, DALE R.	201	44,776	0	5,338	420.00																																															
2024	2024-300005513	STANPHILL, DALE R.	201	47,200	0	5,083	414.00																																															
2023	2023-300005513	STANPHILL, DALE R. &	201	44,974	1000	3,841	318.00																																															
2022	2022-300005513	STANPHILL, DALE R. &	201	39,168	1000	3,700	304.00																																															
2021	2021-300005513	STANPHILL, DALE R. &	201	39,951	1000	3,794	313.00																																															
2020	2020-300005513	STANPHILL, DALE R. &	201	39,478	1000	3,737	308.00																																															
2019	2019-0005513	STANPHILL, DALE R. &	201	36,466		2,408	200.00																																															
2018	2018-0005513	STANPHILL, DALE R. &	201	36,466		2,310	192.00																																															
2017	2017-0005513	STANPHILL, DALE R. &	201	36,466		2,213	184.00																																															
2016	2016-0005513	STANPHILL, DALE R. &	201	36,466		2,120	180.00																																															
2015	2015-0005513	STANPHILL, DALE R. &	201	36,589		2,029	161.00																																															
2014	2014-0005513	STANPHILL, DALE R. &	201	36,589		1,941	156.00																																															
2013	2013-0005513	STANPHILL, DALE R. &	201	36,174		1,855	148.00																																															




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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	2.75 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,180 / 1,180
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Detached Garage - Finished
Remodel	
Year/Eff Age	1953 / 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	88.37	Total Misc Impr	+ 5,327
Roofing Adj	+ 4.22	Garage Cost	+ 18,487
Subfloor Adj	+ 0.00	Total RCN	= 155,573
Heat/Cool Adj	+ 10.77	Depreciation (75%)	- 116,679
Plumbing Adj	+ 8.30	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 38,894
Adj Base Cost	= 111.66	Lot Value	+ 3,525
Total Area	x 1,180	Indicated Value	= 42,419
Adjusted Cost	= 131,759	Value Per SqFt	35.95

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	38,894		
Lot Value	3,525		
Indicated Value	42,419	35.95	Per SqFt
Agland Value			
Site Improvements	880		
Total Value	43,299	36.69	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
CPDT	Carport - Detached	3702	22x22	2005	484	9.67		4,680
RSPC	Raised Slab Porch - Covered	11664	4x4	1953	16	40.46		647



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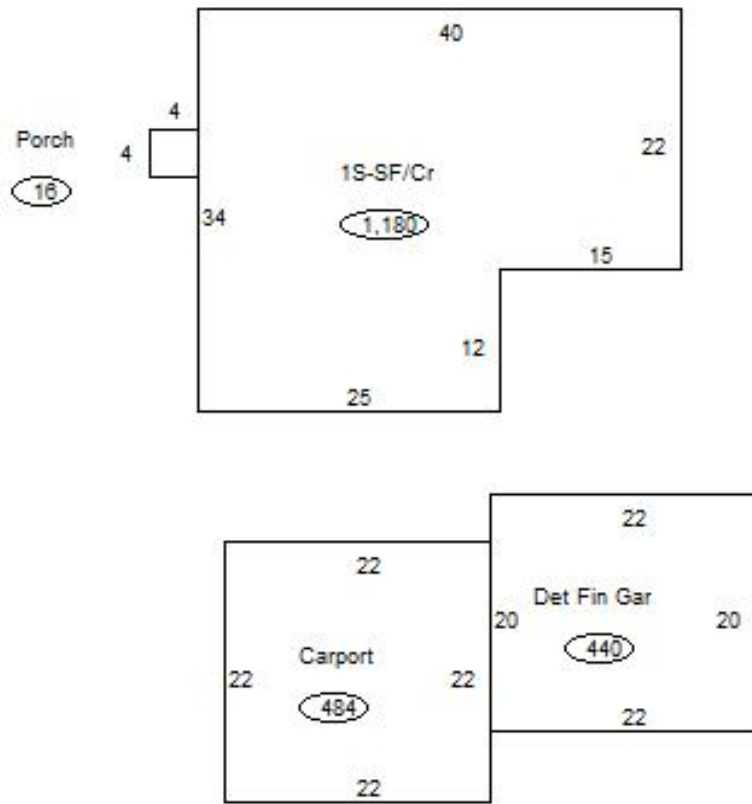
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,180	1.000	1,180
2	G	6		20	Det Fin Gar	440	1.000	440
3	M	CPDT		20	Carport	484	1.000	484
4	M	RSPC		20	Porch	16	1.000	16
Total Building Area						1,180		1,180



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete	22x14x0			308
	Qual 3	Cond 3	Year 2018	Eff Age 8		

Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD
Base Cost (4.19 x 308)	1,291		1,291	581	710



PACN	Paving - Concrete / SIDEWALK	32x4x0	Concrete		128
Qual 3	Cond 3	Year 1953	Eff Age 73		

Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (6.66 x 128)	852		852	682	170