



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:09:10
 Page 1

Assessment Data	Primary Image
Account 300005576 Parcel ID 1070-00-245-013-0-001-00 Cadastral ID 1070-245-013-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 201 - 4T-BUFFALO-C Name ID 13836 MILLER, BUCK, JR. & MARY ANN MILLER PO BOX 662 BUFFALO OK 73834-0000 Parcel Location Situs 00606 NW THIRD ST Subdivision MILLER'S ADDN Lot/Block 0013 / 0245 Parcel Size 12 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG\MILLERS School District 4-BUFFAL - 4-BUFFALO	<p>No Image On File</p>

Legal Description Lat/Long: 36.83855969 -99.63247325	Building Permits
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Number	Description	Opened	Closed	Amount
MILLERS ADD. BLOCK 245 LOTS 13 THRU 24				

Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	474/139	TERRY CHAPMAN	08/07/1992	57,000	Q

Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax
Remove Cap	Land Value	10,575	10,575	12%	1,269	Assessed	16,780	1,321.26
Year Frozen	Improvements	145,351	129,254		15,511	Penalty	0	
Uncapped Value	0	Mobile Home	0	0	0	Exemption	1,000	-78.00
TIF Project ID	0	Total Value	155,926	139,829	16,780	Total Taxable	15,780	1,243.00

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300005576	MILLER, BUCK, JR. &	201	155,926	1000	15,291	1,204.00
2024	2024-300005576	MILLER, BUCK, JR. &	201	142,245	1000	13,502	1,099.00
2023	2023-300005576	MILLER, BUCK, JR. &	201	120,978	1000	13,080	1,082.00
2022	2022-300005576	MILLER, BUCK, JR. &	201	119,792	1000	12,669	1,042.00
2021	2021-300005576	MILLER, BUCK, JR. &	201	114,256	1000	12,185	1,006.00
2020	2020-300005576	MILLER, BUCK, JR. &	201	114,256	1000	11,802	971.00
2019	2019-0005576	MILLER, BUCK, JR. &	201	114,256		11,428	947.00
2018	2018-0005576	MILLER, BUCK, JR. &	201	114,256		11,068	918.00
2017	2017-0005576	MILLER, BUCK, JR. &	201	114,256		10,715	891.00
2016	2016-0005576	MILLER, BUCK, JR. &	201	114,256		10,375	883.00
2015	2015-0005576	MILLER, BUCK, JR. &	201	114,578		10,043	797.00
2014	2014-0005576	MILLER, BUCK, JR. &	201	114,578		9,722	779.00
2013	2013-0005576	MILLER, BUCK, JR. &	201	139,080		9,410	750.00



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 Time 07:09:10
 Page 2

Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	300 x 117.5	
Lot Count		
Units Buildable	10575	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	35,250.00 x .30 = 10,575	
Factor Value		
Adjustments		
Lot Value	10,575	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3.25 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,548 / 2,548
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	, 2,548 Partition
Garage Type	480 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1940 / 69

HOUSE	2/24/2025
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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	85.82	Total Misc Impr	+ 9,427
Roofing Adj	+ 3.91	Garage Cost	+ 18,772
Subfloor Adj	+ 0.00	Total RCN	= 296,784
Heat/Cool Adj	+ 11.55	Depreciation (69%)	- 204,781
Plumbing Adj	+ 4.12	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 92,003
Adj Base Cost	= 105.41	Lot Value	+ 10,575
Total Area	x 2,548	Indicated Value	= 102,578
Adjusted Cost	= 268,585	Value Per SqFt	40.26

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	92,003		
Lot Value	10,575		
Indicated Value	102,578	40.26	Per SqFt
Agland Value			
Site Improvements	50,774		
Total Value	153,352	60.19	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1940	1	5,130.11		5,130
PRCH	Slab Porch - Covered	3858	6x5	1940	30	23.97		719
RSPC	Raised Slab Porch - Covered	3859	17x5	1940	85	42.09		3,578



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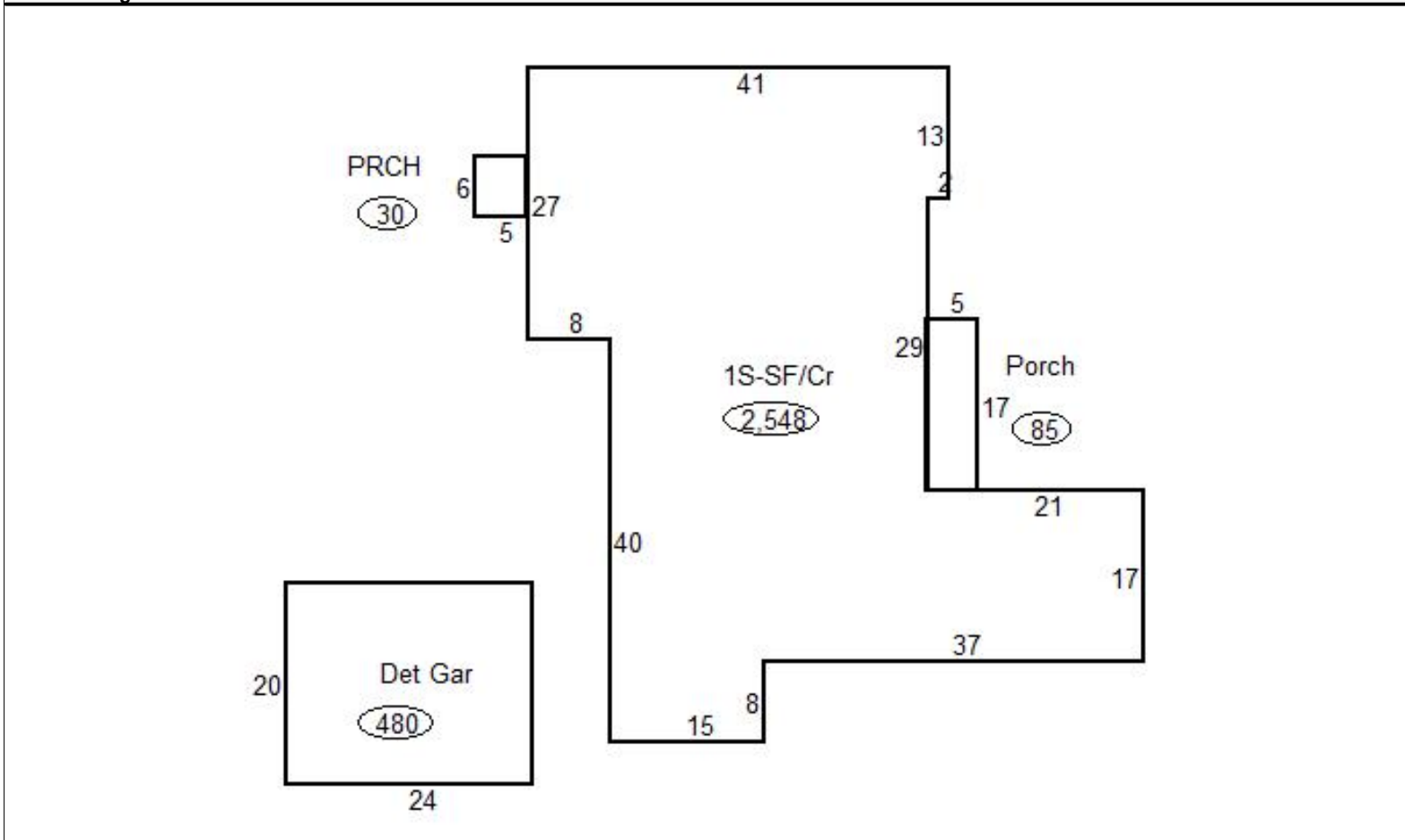
Date 02/06/2026

Time 07:09:10

Page 3

Sketch Image

300005576



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	PRCH	30	1.000	30
2	M	RSPC		20	Porch	85	1.000	85
3	G	2		20	Det Gar	480	1.000	480
4	R	1	Crawl	20	1S-SF/Cr	2,548	1.000	2,548
Total Building Area						2,548		2,548



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Page 4

300005576

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNV	Building No Value / SMALL SHED GONE	11x8x8		Formed Metal	88
	Qual 3	Cond 3	Year 2017	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)		RCNLD
Base Cost (0.00 x 88)						
	UTIL	Utility Building	30x30x10	Concrete	Formed Metal	900
	Qual 3	Cond 4	Year 2013	Eff Age	10	
Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)		RCNLD
Base Cost (27.14 x 900)		24,426		24,426	4,885	19,541
	LNT0	Lean To - Attached	30x12x0		Formed Metal	360
	Qual 3	Cond 3	Year 2013	Eff Age	13	
Valuation Summary		Modifier Total	RCN	Depr (54% Phys/ % Func)		RCNLD
Base Cost (7.68 x 360)		2,765		2,765	1,493	1,272
	SHDS	Shipping/Storage Container	40x8x6	Base		320
	Qual 4	Cond 4	Year 2007	Eff Age	15	
Valuation Summary		Modifier Total	RCN	Depr (51% Phys/ % Func)		RCNLD
Base Cost (20.91 x 320)		6,691		6,691	3,412	3,279
	UTIL	Utility Bldg	60x40x14	Concrete	Formed Metal	2,400
	Qual 3	Cond 3.25	Year 2001	Eff Age	24	
Valuation Summary		Modifier Total	RCN	Depr (53% Phys/ % Func)		RCNLD
Base Cost (23.07 x 2,400)		55,368		55,368	29,345	26,023
	PACN	Paving - Concrete Walk	50x4x0	Concrete		200
	Qual 4	Cond 4	Year 2000	Eff Age	21	
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (7.06 x 200)		1,412		1,412	1,130	282
	PACN	Paving - Concrete Drive	20x18x0	Concrete		360
	Qual 4	Cond 4	Year 2000	Eff Age	21	
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (5.24 x 360)		1,886		1,886	1,509	377