



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:09:14
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300005580 Parcel ID 1070-00-246-012-0-001-00 Cadastral ID 1070-246-012-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 201 - 4T-BUFFALO-C Name ID 14825 BROWN, GARY J. ETUX PO BOX 416 BUFFALO OK 73834-0000 Parcel Location Situs 00612 NW SECOND ST Subdivision MILLER'S ADDN Lot/Block 0012 / 0246 Parcel Size 4 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO																																																																																																																									
Legal Description Lat/Long: 36.83286676 -99.63159029										HOUSE 2/24/2025																																																																																																															
Legal Description MILLERS ADD. BLOCK 246 LOTS 12-14-16-18					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	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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code																																																																																																	
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
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</td> <td>3,525</td> <td>3,525</td> <td>12%</td> <td>423</td> <td>Assessed</td> <td>4,030</td> <td>317.32</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements</td> <td>31,493</td> <td>30,054</td> <td></td> <td>3,607</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-78.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>35,018</td> <td>33,579</td> <td></td> <td>4,030</td> <td>Total Taxable</td> <td>3,030</td> <td>239.00</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	4,030	317.32	Year Frozen		Improvements	31,493	30,054		3,607	Penalty	0		Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-78.00	TIF Project ID	0	Total Value	35,018	33,579		4,030	Total Taxable	3,030	239.00																																																															
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	4,030	317.32																																																																																																																
Year Frozen		Improvements	31,493	30,054		3,607	Penalty	0																																																																																																																	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-78.00																																																																																																																
TIF Project ID	0	Total Value	35,018	33,579		4,030	Total Taxable	3,030	239.00																																																																																																																
Assessment History <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>2025-300005580</td><td>BROWN, GARY J. ETUX</td><td>201</td><td>35,018</td><td>1000</td><td>2,912</td><td>229.00</td></tr> <tr><td>2024</td><td>2024-300005580</td><td>BROWN, GARY J. ETUX</td><td>201</td><td>37,319</td><td>1000</td><td>2,798</td><td>228.00</td></tr> <tr><td>2023</td><td>2023-300005580</td><td>BROWN, GARY J. ETUX</td><td>201</td><td>38,295</td><td>1000</td><td>2,687</td><td>222.00</td></tr> <tr><td>2022</td><td>2022-300005580</td><td>BROWN, GARY J. ETUX</td><td>201</td><td>32,590</td><td>1000</td><td>2,580</td><td>212.00</td></tr> <tr><td>2021</td><td>2021-300005580</td><td>BROWN, GARY J. ETUX</td><td>201</td><td>31,909</td><td>1000</td><td>2,476</td><td>204.00</td></tr> <tr><td>2020</td><td>2020-300005580</td><td>BROWN, GARY J. ETUX</td><td>201</td><td>31,909</td><td>1000</td><td>2,375</td><td>195.00</td></tr> <tr><td>2019</td><td>2019-0005580</td><td>BROWN, GARY J. ETUX</td><td>201</td><td>31,909</td><td></td><td>2,276</td><td>189.00</td></tr> <tr><td>2018</td><td>2018-0005580</td><td>BROWN, GARY J. ETUX</td><td>201</td><td>31,909</td><td></td><td>2,181</td><td>181.00</td></tr> <tr><td>2017</td><td>2017-0005580</td><td>BROWN, GARY J. ETUX</td><td>201</td><td>31,909</td><td></td><td>2,088</td><td>174.00</td></tr> <tr><td>2016</td><td>2016-0005580</td><td>BROWN, GARY J. ETUX</td><td>201</td><td>31,909</td><td></td><td>1,998</td><td>170.00</td></tr> <tr><td>2015</td><td>2015-0005580</td><td>BROWN, GARY J. ETUX</td><td>201</td><td>32,011</td><td></td><td>1,912</td><td>152.00</td></tr> <tr><td>2014</td><td>2014-0005580</td><td>BROWN, GARY J. ETUX</td><td>201</td><td>32,011</td><td></td><td>1,827</td><td>146.00</td></tr> <tr><td>2013</td><td>2013-0005580</td><td>BROWN, GARY J. ETUX</td><td>201</td><td>28,781</td><td></td><td>1,744</td><td>139.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-300005580	BROWN, GARY J. ETUX	201	35,018	1000	2,912	229.00	2024	2024-300005580	BROWN, GARY J. ETUX	201	37,319	1000	2,798	228.00	2023	2023-300005580	BROWN, GARY J. ETUX	201	38,295	1000	2,687	222.00	2022	2022-300005580	BROWN, GARY J. ETUX	201	32,590	1000	2,580	212.00	2021	2021-300005580	BROWN, GARY J. ETUX	201	31,909	1000	2,476	204.00	2020	2020-300005580	BROWN, GARY J. ETUX	201	31,909	1000	2,375	195.00	2019	2019-0005580	BROWN, GARY J. ETUX	201	31,909		2,276	189.00	2018	2018-0005580	BROWN, GARY J. ETUX	201	31,909		2,181	181.00	2017	2017-0005580	BROWN, GARY J. ETUX	201	31,909		2,088	174.00	2016	2016-0005580	BROWN, GARY J. ETUX	201	31,909		1,998	170.00	2015	2015-0005580	BROWN, GARY J. ETUX	201	32,011		1,912	152.00	2014	2014-0005580	BROWN, GARY J. ETUX	201	32,011		1,827	146.00	2013	2013-0005580	BROWN, GARY J. ETUX	201	28,781		1,744	139.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-300005580	BROWN, GARY J. ETUX	201	35,018	1000	2,912	229.00																																																																																																																		
2024	2024-300005580	BROWN, GARY J. ETUX	201	37,319	1000	2,798	228.00																																																																																																																		
2023	2023-300005580	BROWN, GARY J. ETUX	201	38,295	1000	2,687	222.00																																																																																																																		
2022	2022-300005580	BROWN, GARY J. ETUX	201	32,590	1000	2,580	212.00																																																																																																																		
2021	2021-300005580	BROWN, GARY J. ETUX	201	31,909	1000	2,476	204.00																																																																																																																		
2020	2020-300005580	BROWN, GARY J. ETUX	201	31,909	1000	2,375	195.00																																																																																																																		
2019	2019-0005580	BROWN, GARY J. ETUX	201	31,909		2,276	189.00																																																																																																																		
2018	2018-0005580	BROWN, GARY J. ETUX	201	31,909		2,181	181.00																																																																																																																		
2017	2017-0005580	BROWN, GARY J. ETUX	201	31,909		2,088	174.00																																																																																																																		
2016	2016-0005580	BROWN, GARY J. ETUX	201	31,909		1,998	170.00																																																																																																																		
2015	2015-0005580	BROWN, GARY J. ETUX	201	32,011		1,912	152.00																																																																																																																		
2014	2014-0005580	BROWN, GARY J. ETUX	201	32,011		1,827	146.00																																																																																																																		
2013	2013-0005580	BROWN, GARY J. ETUX	201	28,781		1,744	139.00																																																																																																																		



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:09:14
 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	2.5 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,022 / 1,022
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	2 / 1.0 /
Basement Area	1,022 Total, 384 Partition
Garage Type	
Remodel	
Year/Eff Age	1951 / 83

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	28,887		
Lot Value	3,525		
Indicated Value	32,412	31.71	Per SqFt
Agland Value			
Site Improvements	3,719		
Total Value	36,131	35.35	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	92.19	Total Misc Impr	+ 936
Roofing Adj	+ 4.39	Garage Cost	+ 936
Subfloor Adj	+ 0.00	Total RCN	= 144,435
Heat/Cool Adj	+ 10.77	Depreciation (80%)	- 115,548
Plumbing Adj	+ 6.24	Lump Sums	+ 0
Basement Adj	+ 26.82	RCNLD	= 28,887
Adj Base Cost	= 140.41	Lot Value	+ 3,525
Total Area	x 1,022	Indicated Value	= 32,412
Adjusted Cost	= 143,499	Value Per SqFt	31.71

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	3874	3x3	1951	9	40.49		364
PRCH	Porch	3875	5x5	1951	25	22.87		572



Harper

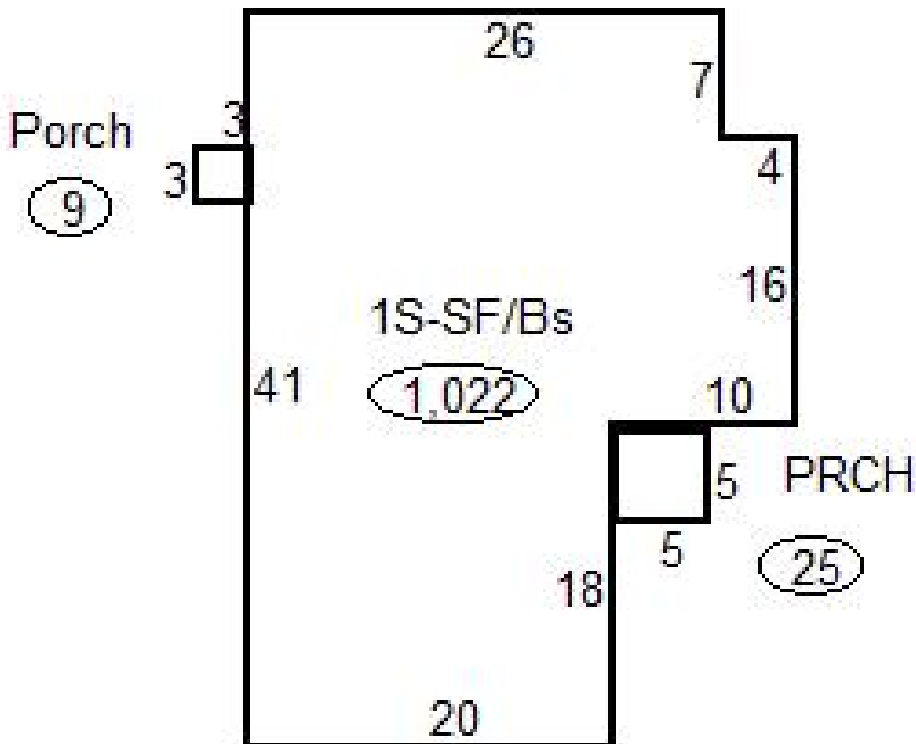
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:09:14
Page 3

Sketch Image

300005580



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	9	1.000	9
2	M	PRCH		20	PRCH	25	1.000	25
3	R	1	Basement	20	1S-SF/Bs	1,022	1.000	1,022
Total Building Area						1,022		1,022



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:09:14
 Page 4

300005580

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	20x18x8	Base	Formed Metal	360
	Qual	3	Cond 3	Year 2009	Eff Age 17	
	Valuation Summary		Modifier Total	RCN	Depr (62% Phys/ % Func)	RCNLD
	Base Cost (8.36 x 360)	3,010		3,010	1,866	1,144
	SHDS	Shed, Metal	20x12x6	Dirt	Formed Metal	240
	Qual	3	Cond 3	Year 2009	Eff Age 17	
	Valuation Summary		Modifier Total	RCN	Depr (54% Phys/ % Func)	RCNLD
	Base Cost (15.96 x 240)	3,830		3,830	2,068	1,762
	SHDS	Shed, Metal	10x8x6	Dirt	Formed Metal	80
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
	Base Cost (22.19 x 80)	1,775		1,775	1,243	532
	PACN	Paving - Concrete Drive	42x8x0	Concrete		336
	Qual	3	Cond 2	Year 1970	Eff Age 67	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.18 x 336)	1,404		1,404	1,123	281