



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:10:20  
Page 1

Assessment Data					Primary Image																																																	
<b>Account</b> 300005648 <b>Parcel ID</b> 1070-00-268-002-0-001-00 <b>Cadastral ID</b> 1070-268-002-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 2 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 25515 MILLER, VERNON EUGENE  P.O. BOX 636 BUFFALO OK 73834-  <b>Parcel Location</b> <b>Situs</b> 00215 E BRULE ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0002 / 0268 <b>Parcel Size</b> 3 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO					<p>1070-00-268-002-0-001-00 02/26/24</p>																																																	
HOUSE . RAMP 3/4/2024																																																						
<b>Legal Description</b> Lat/Long: 36.84088070 -99.62597286					<b>Building Permits</b>																																																	
MILLERS ADD. BLOCK 268 LOTS 2-4-6 BOOK 781 PAGE 40 QCD					<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																																								
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<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
					781/40	WADDLE, TOM &	03/28/2024	19,000	16																																													
					579/687	RICE, CHRIS, J. ETUX	05/14/2002	6,000	U																																													
					550/297	SHAW, GEORGE	12/15/1999	1,500	Q																																													
					/	WADDLE, TOM &																																																
<b>Parcel Valuation</b>					<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 3,349</td> <td>3,349</td> <td>12%</td> <td>402</td> <td>Assessed</td> <td>3,283</td> <td>258.50</td> </tr> <tr> <td>Year Frozen</td> <td> </td> <td>Improvements 796</td> <td>796</td> <td> </td> <td>96</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 23,208</td> <td>23,208</td> <td> </td> <td>2,785</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 27,353</td> <td>27,353</td> <td> </td> <td>3,283</td> <td>Total Taxable</td> <td>3,283</td> <td>259.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	Remove Cap		Land Value 3,349	3,349	12%	402	Assessed	3,283	258.50	Year Frozen		Improvements 796	796		96	Penalty	0		Uncapped Value	0	Mobile Home 23,208	23,208		2,785	Exemption	0	0.00	TIF Project ID	0	Total Value 27,353	27,353		3,283	Total Taxable	3,283	259.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-300005648	MILLER, VERNON EUGENE	201	27,923	0	3,351	264.00																																															
2024	2024-300005648	MILLER, VERNON EUGENE	201	28,183	0	2,834	231.00																																															
2023	2023-300005648	WADDLE, TOM &	201	24,959	0	2,699	223.00																																															
2022	2022-300005648	WADDLE, TOM &	201	22,419	0	2,570	211.00																																															
2021	2021-300005648	WADDLE, TOM &	201	20,398	0	2,448	202.00																																															
2020	2020-300005648	WADDLE, TOM &	201	20,119	0	2,414	199.00																																															
2019	2019-0005648	WADDLE, TOM &	201	20,119		2,331	193.00																																															
2018	2018-0005648	WADDLE, TOM &	201	20,119		2,220	184.00																																															
2017	2017-0005648	WADDLE, TOM &	201	20,112		2,114	176.00																																															
2016	2016-0005648	WADDLE, TOM &	201	19,150		2,014	171.00																																															
2015	2015-0005648	WADDLE, TOM &	201	15,982		1,918	152.00																																															
2014	2014-0005648	WADDLE, TOM &	201	15,982		1,918	154.00																																															
2013	2013-0005648	WADDLE, TOM &	201	16,009		1,922	153.00																																															



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Date 02/06/2026  
 Time 07:10:20  
 Page 2

Lot Data		Square-Foot - BUFFALO ORIGMILLERS	
Lot Size	0	0	
Lot Count			
Units Buildable	3349		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	11,164.00 x .30 = 3,349		
Factor Value			
Adjustments			
Lot Value	3,349		



HOUSE . RAMP 3/4/2024

Residential Data	
Type	6 Mobile Home 75 x 14
Condition	3.5 - Average
Quality	3.75 - Average
Architecture	
Style	100% Single Wide
Exterior Wall	100% Aluminum Sheet
Base/Total Area	1,050 / 1,050
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	6 Galvanized Metal
Area on Slab	1,050
Fixture/RghIn	8 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1977 / 44

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	58.36	Total Misc Impr	+ 11,762
Roofing Adj	+ 3.12	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 92,833
Heat/Cool Adj	+ 4.56	Depreciation ( 75%)	- 69,625
Plumbing Adj	+ 11.18	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 23,208
Adj Base Cost	= 77.21	Lot Value	+ 3,349
Total Area	x 1,050	Indicated Value	= 26,557
Adjusted Cost	= 81,071	Value Per SqFt	25.29

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	23,208		
Lot Value	3,349		
Indicated Value	26,557	25.29	Per SqFt
Agland Value			
Site Improvements	796		
Total Value	27,353	26.05	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	Enclosed Porch - Solid Wall	4073	20x8	1977	160	41.55		6,648
EPSW	Enclosed Porch - Solid Wall	9918	6x6	1977	36	43.20		1,555
WODO	Wood Deck - Open	11697	14x10	2017	140	25.42		3,559



Harper

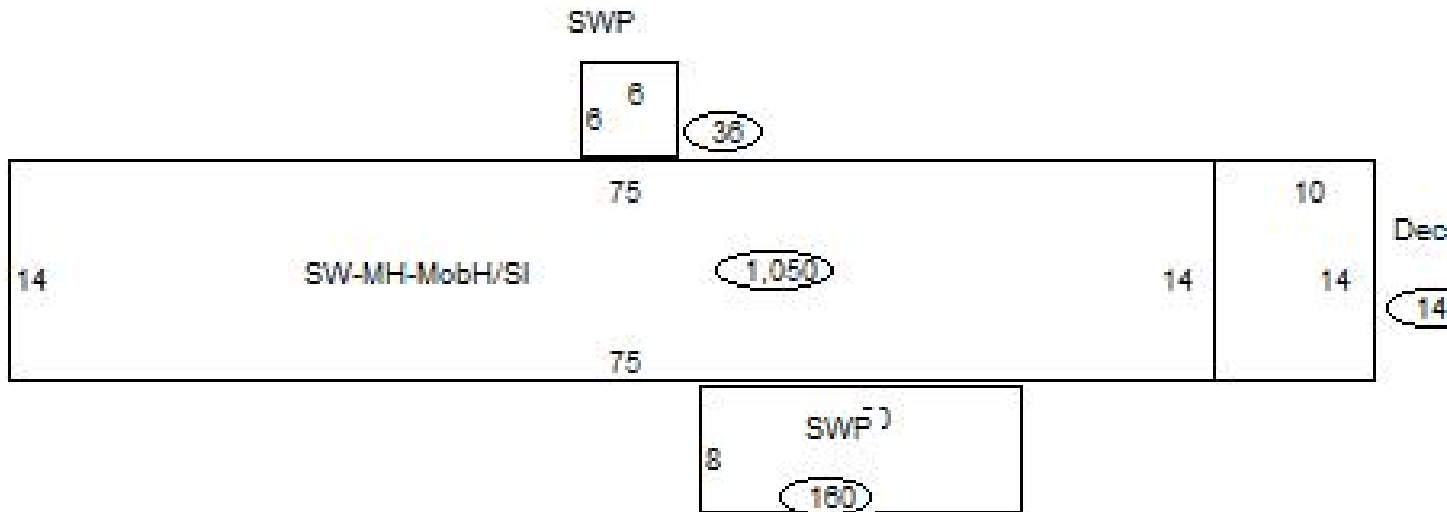
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 Time 07:10:20  
 Page 3

Sketch Image

300005648



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	EPSW		20	SWP	160	1.000	160
2	M	EPSW		20	SWP	36	1.000	36
3	R	13	Slab	20	SW-MH-MobH/SI	1,050	1.000	1,050
4	M	WODO		20	Deck	140	1.000	140
<b>Total Building Area</b>						1,050		1,050



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Time 07:10:20  
Page 4

300005648

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPDT	Carport - Detached	18x20x8	Dirt	Formed Metal	360	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.75 x 360)		1,710		1,710	1,368	342
	SHDS	Yard Shed - Metal S of MH	12x10x6	Dirt	Formed Metal	120	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (18.92 x 120)		2,270		2,270	1,816	454