



Harper

Assessment Property Record Card for Tax Year 2026

Date provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:10:41
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300005670 Parcel ID 1070-00-273-002-0-001-00 Cadastral ID 1070-273-002-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 201 - 4T-BUFFALO-C Name ID 14880 WIELAND, CURTIS M. & CAROL WIELAND PO BOX 766 BUFFALO OK 73834-0000 Parcel Location Situs 00706 NW SECOND ST Subdivision MILLER'S ADDN Lot/Block 0002 / 0273 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG\MILLERS School District 4-BUFFAL - 4-BUFFALO					<p>1070-00-273-002-0-001-00 02/24/25</p>																																																																																																																				
HOUSE										2/24/2025																																																																																																															
Legal Description Lat/Long: 36.84709176 -99.64328279 MILLERS ADD. BLOCK 273 LOTS 2-4-6 BOOK 792 PAGE 757 (POA)					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>622/392</td> <td>JOB, FERN</td> <td>02/14/2007</td> <td>1,000</td> <td>U</td> </tr> <tr> <td>588/140</td> <td>MILLS, GENEVIEVE D.</td> <td>11/05/2003</td> <td>6,500</td> <td>MU</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	622/392	JOB, FERN	02/14/2007	1,000	U	588/140	MILLS, GENEVIEVE D.	11/05/2003	6,500	MU																																																																																							
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
622/392	JOB, FERN	02/14/2007	1,000	U																																																																																																																					
588/140	MILLS, GENEVIEVE D.	11/05/2003	6,500	MU																																																																																																																					
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>Land Value</td> <td>3,349</td> <td>3,349</td> <td>12%</td> <td>402</td> <td>Assessed</td> <td>32,414</td> <td>2,552.28</td> </tr> <tr> <td>Year Frozen</td> <td>Improvements</td> <td>266,769</td> <td>266,769</td> <td></td> <td>32,012</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0 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 Total Value</td> <td>270,118</td> <td>270,118</td> <td></td> <td>32,414</td> <td>Total Taxable</td> <td>31,414</td> <td>2,474.00</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	32,414	2,552.28	Year Frozen	Improvements	266,769	266,769		32,012	Penalty	0		Uncapped Value	0 Mobile Home	0	0		0	Exemption	1,000	-78.00	TIF Project ID	0 Total Value	270,118	270,118		32,414	Total Taxable	31,414	2,474.00																																																																			
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	32,414	2,552.28																																																																																																																	
Year Frozen	Improvements	266,769	266,769		32,012	Penalty	0																																																																																																																		
Uncapped Value	0 Mobile Home	0	0		0	Exemption	1,000	-78.00																																																																																																																	
TIF Project ID	0 Total Value	270,118	270,118		32,414	Total Taxable	31,414	2,474.00																																																																																																																	
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>2025-300005670</td><td>WIELAND, CURTIS M. &</td><td>201</td><td>270,118</td><td>1000</td><td>31,079</td><td>2,447.00</td></tr> <tr><td>2024</td><td>2024-300005670</td><td>WIELAND, CURTIS M. &</td><td>201</td><td>289,233</td><td>1000</td><td>30,145</td><td>2,455.00</td></tr> <tr><td>2023</td><td>2023-300005670</td><td>WIELAND, CURTIS M. &</td><td>201</td><td>267,249</td><td>1000</td><td>29,238</td><td>2,419.00</td></tr> <tr><td>2022</td><td>2022-300005670</td><td>WIELAND, CURTIS M. &</td><td>201</td><td>244,646</td><td>1000</td><td>28,358</td><td>2,333.00</td></tr> <tr><td>2021</td><td>2021-300005670</td><td>WIELAND, CURTIS M. &</td><td>201</td><td>246,429</td><td>1000</td><td>28,572</td><td>2,359.00</td></tr> <tr><td>2020</td><td>2020-300005670</td><td>WIELAND, CURTIS M. &</td><td>201</td><td>246,429</td><td>1000</td><td>28,572</td><td>2,351.00</td></tr> <tr><td>2019</td><td>2019-0005670</td><td>WIELAND, CURTIS M. &</td><td>201</td><td>246,429</td><td></td><td>28,572</td><td>2,368.00</td></tr> <tr><td>2018</td><td>2018-0005670</td><td>WIELAND, CURTIS M. &</td><td>201</td><td>246,429</td><td></td><td>28,572</td><td>2,369.00</td></tr> <tr><td>2017</td><td>2017-0005670</td><td>WIELAND, CURTIS M. &</td><td>201</td><td>246,429</td><td></td><td>28,572</td><td>2,375.00</td></tr> <tr><td>2016</td><td>2016-0005670</td><td>WIELAND, CURTIS M. &</td><td>201</td><td>246,429</td><td></td><td>28,572</td><td>2,431.00</td></tr> <tr><td>2015</td><td>2015-0005670</td><td>WIELAND, CURTIS M. &</td><td>201</td><td>3,349</td><td></td><td>402</td><td>32.00</td></tr> <tr><td>2014</td><td>2014-0005670</td><td>WIELAND, CURTIS M. &</td><td>201</td><td>3,349</td><td></td><td>402</td><td>32.00</td></tr> <tr><td>2013</td><td>2013-0005670</td><td>WIELAND, CURTIS M. &</td><td>201</td><td>3,349</td><td></td><td>402</td><td>32.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-300005670	WIELAND, CURTIS M. &	201	270,118	1000	31,079	2,447.00	2024	2024-300005670	WIELAND, CURTIS M. &	201	289,233	1000	30,145	2,455.00	2023	2023-300005670	WIELAND, CURTIS M. &	201	267,249	1000	29,238	2,419.00	2022	2022-300005670	WIELAND, CURTIS M. &	201	244,646	1000	28,358	2,333.00	2021	2021-300005670	WIELAND, CURTIS M. &	201	246,429	1000	28,572	2,359.00	2020	2020-300005670	WIELAND, CURTIS M. &	201	246,429	1000	28,572	2,351.00	2019	2019-0005670	WIELAND, CURTIS M. &	201	246,429		28,572	2,368.00	2018	2018-0005670	WIELAND, CURTIS M. &	201	246,429		28,572	2,369.00	2017	2017-0005670	WIELAND, CURTIS M. &	201	246,429		28,572	2,375.00	2016	2016-0005670	WIELAND, CURTIS M. &	201	246,429		28,572	2,431.00	2015	2015-0005670	WIELAND, CURTIS M. &	201	3,349		402	32.00	2014	2014-0005670	WIELAND, CURTIS M. &	201	3,349		402	32.00	2013	2013-0005670	WIELAND, CURTIS M. &	201	3,349		402	32.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-300005670	WIELAND, CURTIS M. &	201	270,118	1000	31,079	2,447.00																																																																																																																		
2024	2024-300005670	WIELAND, CURTIS M. &	201	289,233	1000	30,145	2,455.00																																																																																																																		
2023	2023-300005670	WIELAND, CURTIS M. &	201	267,249	1000	29,238	2,419.00																																																																																																																		
2022	2022-300005670	WIELAND, CURTIS M. &	201	244,646	1000	28,358	2,333.00																																																																																																																		
2021	2021-300005670	WIELAND, CURTIS M. &	201	246,429	1000	28,572	2,359.00																																																																																																																		
2020	2020-300005670	WIELAND, CURTIS M. &	201	246,429	1000	28,572	2,351.00																																																																																																																		
2019	2019-0005670	WIELAND, CURTIS M. &	201	246,429		28,572	2,368.00																																																																																																																		
2018	2018-0005670	WIELAND, CURTIS M. &	201	246,429		28,572	2,369.00																																																																																																																		
2017	2017-0005670	WIELAND, CURTIS M. &	201	246,429		28,572	2,375.00																																																																																																																		
2016	2016-0005670	WIELAND, CURTIS M. &	201	246,429		28,572	2,431.00																																																																																																																		
2015	2015-0005670	WIELAND, CURTIS M. &	201	3,349		402	32.00																																																																																																																		
2014	2014-0005670	WIELAND, CURTIS M. &	201	3,349		402	32.00																																																																																																																		
2013	2013-0005670	WIELAND, CURTIS M. &	201	3,349		402	32.00																																																																																																																		




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:10:41
 Page 2

Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	3349	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	11,163.00 x .30 = 3,349	
Factor Value		
Adjustments		
Lot Value	3,349	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,721 / 2,721
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,721
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	1,008 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2015 / 11

HOUSE 2/24/2025

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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	262,825		
Lot Value	3,349		
Indicated Value	266,174	97.82	Per SqFt
Agland Value			
Site Improvements	2,975		
Total Value	269,149	98.92	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	80.48	Total Misc Impr	+ 6,612
Roofing Adj	+ 3.51	Garage Cost	+ 25,576
Subfloor Adj	+ -1.66	Total RCN	= 295,309
Heat/Cool Adj	+ 10.77	Depreciation (11%)	- 32,484
Plumbing Adj	+ 3.60	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 262,825
Adj Base Cost	= 96.70	Lot Value	+ 3,349
Total Area	x 2,721	Indicated Value	= 266,174
Adjusted Cost	= 263,121	Value Per SqFt	97.82

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	4125	127	2015	127	39.94		5,072
PATC	Patio - Covered	13427	15x6	2016	90	17.11		1,540



Harper

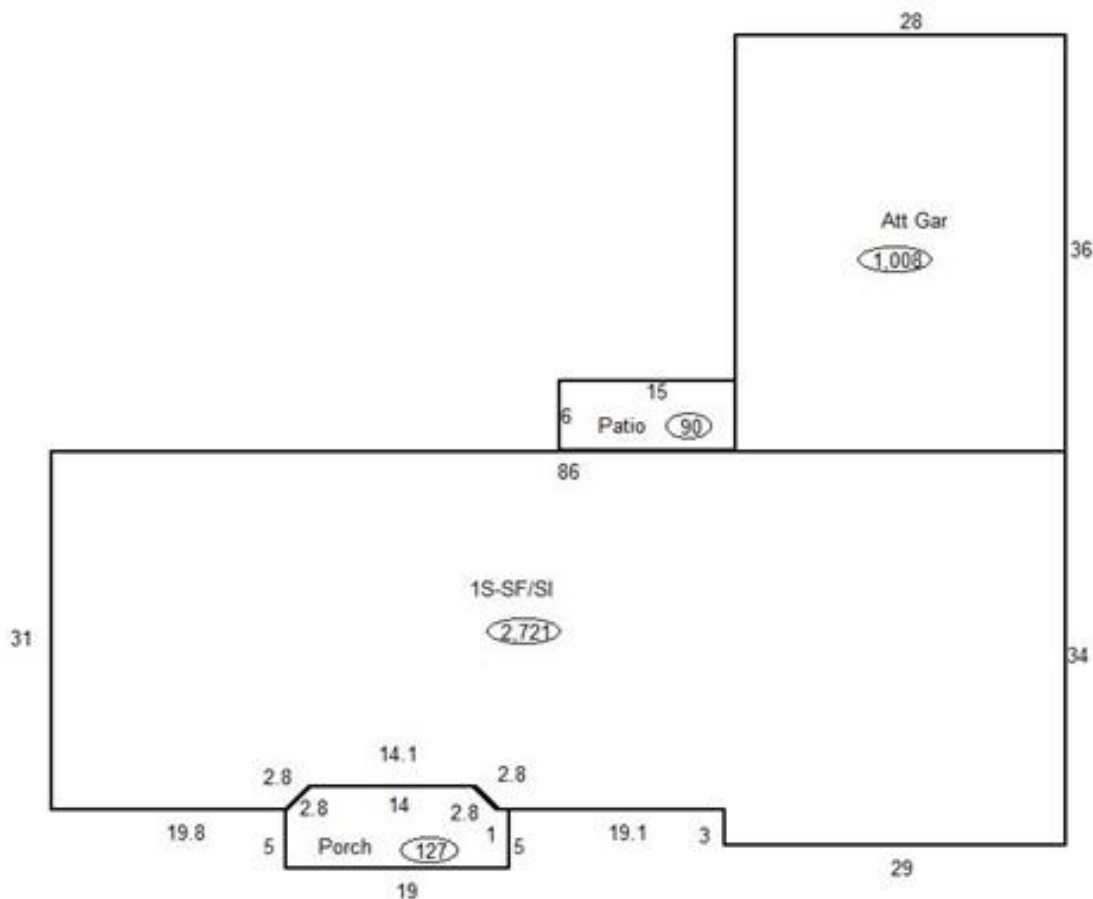
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:10:41
 Page 3

Sketch Image

300005670



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	2,721	1.000	2,721
2	G	1		13	Att Gar	1,008	1.000	1,008
3	M	RSPC		13	Porch	127	1.000	127
4	M	PATC		13	Patio	90	1.000	90
Total Building Area						2,721		2,721



Harper




Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:10:41
Page 4

300005670

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PACN	Paving - Concrete GARAGE APRON	30x36x0	Concrete		1,080	
	Qual	3	Cond 3	Year 2016	Eff Age 10		
		Valuation Summary	Modifier Total	RCN	Depr (57% Phys/ % Func)	RCNLD	
		Base Cost (4.07 x 1,080)	4,396		4,396	2,506	1,890
	PACN	Concrete FRONT DOOR WALKWAY	8x4x0	Concrete		32	
	Qual	4	Cond 4	Year 2016	Eff Age 8		
		Valuation Summary	Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD	
		Base Cost (10.08 x 32)	323		323	145	178
	PACN	Concrete 1/2 CIRCLE DRIVE	40x10x0	Concrete		314	
	Qual	4	Cond 4	Year 2016	Eff Age 8		
		Valuation Summary	Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD	
		Base Cost (5.25 x 314)	1,649		1,649	742	907