



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:10:43
 Page 1

Assessment Data					Primary Image														
Account 300005672 Parcel ID 1070-00-273-008-0-001-00 Cadastral ID 1070-273-008-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 201 - 4T-BUFFALO-C Name ID 14881 WIELAND, CURT & CAROL WIELAND PO BOX 766 BUFFALO OK 73834-0000 Parcel Location Situs 00708 NW SECOND ST Subdivision MILLER'S ADDN Lot/Block 0008 / 0273 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					<p>1070-00-273-008-0-001-00 02/24/25</p>														
OFFICE/ GARAGE / PORCH 2/24/2025																			
Legal Description Lat/Long: 36.84602916 -99.62641554					Building Permits														
MILLERS ADD. BLOCK 273 LOTS 8-10-12					<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										
					/	WIELAND, CURT &													
Parcel Valuation																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax											
Remove Cap	Land Value	2,644	2,644	12%	317	Assessed	2,395	188.58											
Year Frozen	Improvements	34,263	17,314		2,078	Penalty	0												
Uncapped Value	Mobile Home	0	0		0	Exemption	0	0.00											
TIF Project ID	Total Value	36,907	19,958		2,395	Total Taxable	2,395	189.00											
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-300005672	WIELAND, CURT &			201	36,907	0	2,281	180.00										
2024	2024-300005672	WIELAND, CURT &			201	38,921	0	2,172	177.00										
2023	2023-300005672	WIELAND, CURT &			201	35,980	0	2,069	171.00										
2022	2022-300005672	WIELAND, CURT &			201	31,467	0	1,970	162.00										
2021	2021-300005672	WIELAND, CURT &			201	15,639	0	1,876	155.00										
2020	2020-300005672	WIELAND, CURT &			201	15,639	0	1,876	154.00										
2019	2019-0005672	WIELAND, CURT &			201	15,639		1,876	155.00										
2018	2018-0005672	WIELAND, CURT &			201	15,639		1,876	156.00										
2017	2017-0005672	WIELAND, CURT &			201	15,639		1,876	156.00										
2016	2016-0005672	WIELAND, CURT &			201	15,639		1,876	160.00										
2015	2015-0005672	WIELAND, CURT &			201	15,639		1,876	149.00										
2014	2014-0005672	WIELAND, CURT &			201	15,639		1,849	148.00										
2013	2013-0005672	WIELAND, CURT &			201	14,674		1,761	140.00										



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Date 02/06/2026
 Time 07:10:43
 Page 2

Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	2644	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	8,813.00 x .30 = 2,644	
Factor Value		
Adjustments		
Lot Value	2,644	

Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

1070-00-273-008-0-001-00 02/24/25
 OFFICE/ GARAGE / PORCH 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	

Cost Approach		Manual :	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 2,644
Total Area	x	Indicated Value	= 2,644
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	2,644		
Indicated Value	2,644	0.00	Per SqFt
Agland Value			
Site Improvements	33,269		
Total Value	35,913	0.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Date 02/06/2026
 Time 07:10:43
 Page 3

300005672

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	40x40x12	Concrete	Formed Metal	1,600
	Qual 4	Cond 4	Year 2006	Eff Age 16		
	Office Finish		Finished Area	Fixture Count		4,424
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
Base Cost (28.95 x 1,600)		46,320	4,424	50,744	18,775	31,969
	PATC	Patio - Covered	17x6x6	Concrete	Formed Metal	102
	Qual 3	Cond 3	Year 2006	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
	Base Cost (16.23 x 102)		1,655		1,655	1,076
	PACN	Paving - Concrete / FRONT DRIVEWAY	32x20x0	Concrete		640
	Qual 3	Cond 3	Year 2006	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.14 x 640)		2,650		2,650	2,120
	PACN	Paving - Concrete / SIDE DRIVEWAY	15x10x0	Concrete		150
	Qual 3	Cond 3	Year 2006	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (6.35 x 150)		953		953	762