



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Time 07:10:58
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| Assessment Data | | | | | Primary Image | | | | | | | | | |
|--|-------------------------------|-------------------------------|----------|-------------|-----------------------|---------------|---------------|-------------|--------|--|--|--|--|--|
| Account | 300005689 | | | | <p>HOUSE 3/4/2024</p> | | | | | | | | | |
| Parcel ID | 1080-00-003-004-0-002-00 | | | | | | | | | | | | | |
| Cadastral ID | 1080-003-004-00-0-002-00 | | | | | | | | | | | | | |
| Property Type | REAL - Real Property | | | | | | | | | | | | | |
| Property Class | UR | VI Area | 2 | | | | | | | | | | | |
| Tax Area | 201 - 4T-BUFFALO-C | | | | | | | | | | | | | |
| Name ID | 14845 | | | | | | | | | | | | | |
| WILKINSON, LEO K. TRUST | | | | | | | | | | | | | | |
| WILMA F. WILKINSON TRUST | | | | | | | | | | | | | | |
| 406 MAPLE DRIVE | | | | | | | | | | | | | | |
| BUFFALO OK 73834-0000 | | | | | | | | | | | | | | |
| Parcel Location | | | | | | | | | | | | | | |
| Situs | 00406 MAPLE DR | | | | | | | | | | | | | |
| Subdivision | NORTH SIDE ADDN | | | | | | | | | | | | | |
| Lot/Block | 0004 / 0003 | Parcel Size | 1 - Lots | | | | | | | | | | | |
| Sec/Twn/Rng | / / / | | | | | | | | | | | | | |
| Neighborhood | 100200 - NORTHERN ADDS | | | | | | | | | | | | | |
| School District | 4-BUFFAL - 4-BUFFALO | | | | | | | | | | | | | |
| Legal Description | | | | | | | | | | | | | | |
| NORTH SIDE ADD BLOCK 3 LOT S 1/3 OF 4 BOOK 557 PAGE 304 | | | | | | | | | | | | | | |
| Lat/Long: 36.84240896 -99.62834793 | | | | | | | | | | | | | | |
| 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 colspan="5"> </td> </tr> </tbody> </table> | | | | | Number | Description | Opened | Closed | Amount | | | | | |
| Number | Description | Opened | Closed | Amount | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| Exemptions | | | | | | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | | | | | | | | | | |
| H | Homestead | Yes | 1,000 | 1,000 | | | | | | | | | | |
| Sale History | | | | | | | | | | | | | | |
| Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | |
| / | WILKINSON, LEO K. AND (TRUST) | | | | | | | | | | | | | |
| Parcel Valuation | | | | | | | | | | | | | | |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 78.740 | Current Tax | | | | | | |
| Remove Cap | | Land Value | 2,228 | 2,017 | 12% | 242 | Assessed | 5,060 | 398.42 | | | | | |
| Year Frozen | | Improvements | 51,216 | 40,151 | | 4,818 | Penalty | 0 | | | | | | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 1,000 | -78.00 | | | | | |
| TIF Project ID | 0 | Total Value | 53,444 | 42,168 | | 5,060 | Total Taxable | 4,060 | 320.00 | | | | | |
| Assessment History | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | |
| 2025 | 2025-300005689 | WILKINSON, LEO K. TRUST | 201 | 53,444 | 1000 | 3,913 | 308.00 | | | | | | | |
| 2024 | 2024-300005689 | WILKINSON, LEO K. TRUST | 201 | 58,638 | 1000 | 3,770 | 307.00 | | | | | | | |
| 2023 | 2023-300005689 | WILKINSON, LEO K. TRUST | 201 | 54,746 | 1000 | 3,631 | 300.00 | | | | | | | |
| 2022 | 2022-300005689 | WILKINSON, LEO K. & (TRUST) | 201 | 46,560 | 1000 | 3,496 | 288.00 | | | | | | | |
| 2021 | 2021-300005689 | WILKINSON, LEO K. AND (TRUST) | 201 | 45,652 | 1000 | 3,365 | 278.00 | | | | | | | |
| 2020 | 2020-300005689 | WILKINSON, LEO K. AND (TRUST) | 201 | 44,943 | 1000 | 3,238 | 266.00 | | | | | | | |
| 2019 | 2019-0005689 | WILKINSON, LEO K. AND (TRUST) | 201 | 44,555 | | 3,115 | 258.00 | | | | | | | |
| 2018 | 2018-0005689 | WILKINSON, LEO K. AND (TRUST) | 201 | 44,555 | | 2,995 | 248.00 | | | | | | | |
| 2017 | 2017-0005689 | WILKINSON, LEO K. AND (TRUST) | 201 | 45,639 | | 2,878 | 239.00 | | | | | | | |
| 2016 | 2016-0005689 | WILKINSON, LEO K. AND (TRUST) | 201 | 44,818 | | 2,765 | 235.00 | | | | | | | |
| 2015 | 2015-0005689 | WILKINSON, LEO K. AND (TRUST) | 201 | 47,271 | | 2,656 | 211.00 | | | | | | | |
| 2014 | 2014-0005689 | WILKINSON, LEO K. AND (TRUST) | 201 | 47,271 | | 2,549 | 204.00 | | | | | | | |
| 2013 | 2013-0005689 | WILKINSON, LEO K. AND (TRUST) | 201 | 52,504 | | 2,446 | 195.00 | | | | | | | |



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| Lot Data | Square-Foot - BUFFALO NORTHERN ADD | Primary Image |
|-----------------|------------------------------------|---------------|
| Lot Size | 0 0 | |
| Lot Count | | |
| Units Buildable | 2228 | |
| Non-Ag Acres | | |
| Topography | | |
| Street Access | | |
| Utilities | | |
| Amenities | | |
| Method | Square-Foot | |
| Base Lot Value | 6,367.00 x .35 = 2,228 | |
| Factor Value | | |
| Adjustments | | |
| Lot Value | 2,228 | |

| Residential Data | |
|------------------|----------------------------------|
| Type | 1 Single Family Residence |
| Condition | 2 - Fair |
| Quality | 2.75 - Fair |
| Architecture | TRAD TRADITIONAL |
| Style | 100% One Story |
| Exterior Wall | 100% Frame, Siding, Vinyl |
| Base/Total Area | 1,288 / 1,288 |
| 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 | |
| Garage Type | 720 Detached Garage - Unfinished |
| Remodel | |
| Year/Eff Age | 1970 / 67 |

| | |
|-------|----------|
| HOUSE | 3/4/2024 |
|-------|----------|

| 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 | 83.18 | Total Misc Impr | + 2,443 |
| Roofing Adj | + 3.92 | Garage Cost | + 21,506 |
| Subfloor Adj | + 0.49 | Total RCN | = 159,344 |
| Heat/Cool Adj | + 10.27 | Depreciation (69%) | - 109,947 |
| Plumbing Adj | + 7.26 | Lump Sums | + 0 |
| Basement Adj | + 0.00 | RCNLD | = 49,397 |
| Adj Base Cost | = 105.12 | Lot Value | + 2,228 |
| Total Area | x 1,288 | Indicated Value | = 51,625 |
| Adjusted Cost | = 135,395 | Value Per SqFt | 40.08 |

| Value Reconciliation | | | |
|----------------------|---------------|-------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 49,397 | | |
| Lot Value | 2,228 | | |
| Indicated Value | 51,625 | 40.08 | Per SqFt |
| Agland Value | | | |
| Site Improvements | 492 | | |
| Total Value | 52,117 | 40.46 | Total Value Per SqFt |

| Miscellaneous Improvements | | | | | | | | |
|----------------------------|----------------------|-----------|------|------|-------|-----------|------|-------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| PATO | Slab Porch - Open | 4188 | 5x4 | 1970 | 20 | 9.51 | | 190 |
| PRCH | Slab Porch - Covered | 4189 | 26x4 | 1970 | 104 | 21.66 | | 2,253 |



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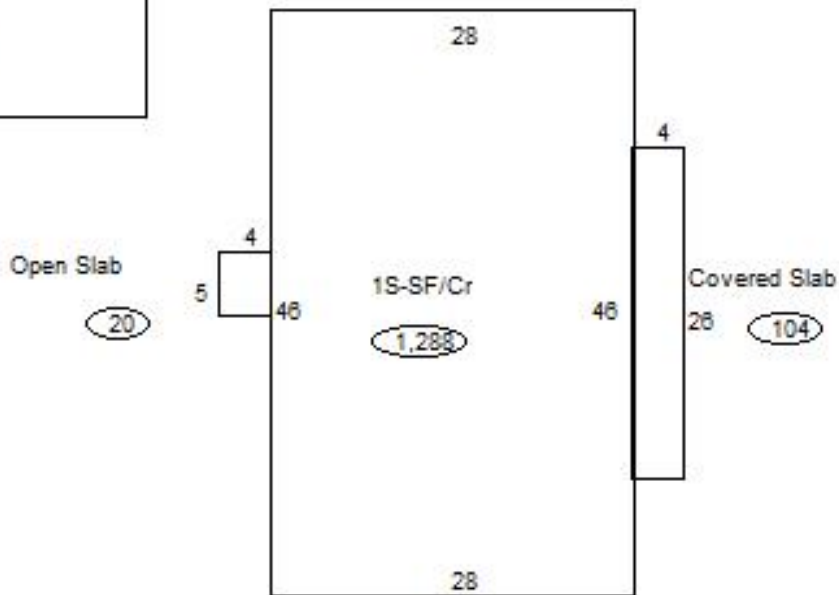
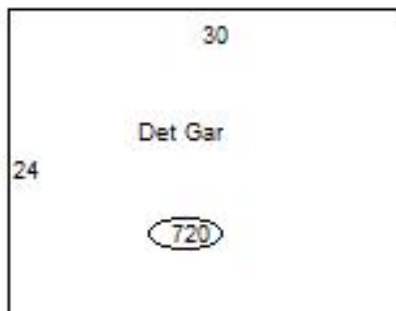
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Sketch Image

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Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|-----------|------------|------------|
| 1 | M | PATO | | 20 | Open Slab | 20 | 1.000 | 20 |
| 2 | M | PRCH | | 20 | Covered Slab | 104 | 1.000 | 104 |
| 3 | G | 2 | | 20 | Det Gar | 720 | 1.000 | 720 |
| 4 | R | 1 | Crawl | 20 | 1S-SF/Cr | 1,288 | 1.000 | 1,288 |
| Total Building Area | | | | | | 1,288 | | 1,288 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|--|--------|---------------------------|------------|--------------------------------|--------------|-------------|
|  | PAVA | Paving - Asphalt Driveway | 44x14x0 | Paved-Asphalt | | 616 |
| | Qual 2 | Cond 2 | Year 2012 | Eff Age 17 | | |
| Valuation Summary | | Modifier Total | RCN | Depr (80% Phys/ % Func) | RCNLD | |
| Base Cost (3.99 x 616) | | 2,458 | 2,458 | 1,966 | 492 | |