



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:11:03
Page 1

Assessment Data					Primary Image									
Account	300005695				<p>1090-00-001-001-0-001-00 02/26/24</p>									
Parcel ID	1090-00-001-001-0-001-00													
Cadastral ID	1090-001-001-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	2											
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14871													
WILKINSON, LEO SEAN														
PO BOX 675 BUFFALO OK 73834-0000														
Parcel Location														
Situs	00425 E ELM DR													
Subdivision	NORTHERN HILLS 1ST ADDN.													
Lot/Block	0001 / 0001	Parcel Size	1 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	100200 - NORTHERN ADDS													
School District	4-BUFFAL - 4-BUFFALO													
HOUSE 3/4/2024														
Legal Description Lat/Long: 36.84397358 -99.62720503														
NORTHERN HILLS 1ST. BLOCK 1 LOT 1 BOOK 777 PAGE 648														
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														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					777/648	HAYES, PATRICK &	09/13/2023	46,500	Q					
					756/115	STONE, DARROL DEAN	10/13/2020	45,000	07					
					/	STONE, DARROL DEAN								
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap	2024	Land Value	2,765	2,765	12%	332	Assessed	10,790	849.60					
Year Frozen		Improvements	87,148	87,148		10,458	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	89,913	89,913		10,790	Total Taxable	10,790	850.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005695	WILKINSON, LEO SEAN	201	89,913	0	10,790	850.00							
2024	2024-300005695	WILKINSON, LEO SEAN	201	88,928	0	10,672	869.00							
2023	2023-300005695	WILKINSON, LEO SEAN	201	82,659	0	8,035	665.00							
2022	2022-300005695	HAYES, PATRICK &	201	63,765	0	7,652	629.00							
2021	2021-300005695	HAYES, PATRICK &	201	64,032	0	7,684	634.00							
2020	2020-300005695	STONE, DARROL DEAN	201	63,017	0	6,397	526.00							
2019	2019-0005695	STONE, DARROL DEAN	201	62,470		6,094	505.00							
2018	2018-0005695	STONE, DARROL DEAN	201	62,470		4,804	398.00							
2017	2017-0005695	STONE, DARROL DEAN	201	64,001		4,634	385.00							
2016	2016-0005695	STONE, DARROL DEAN	201	62,897		4,470	380.00							
2015	2015-0005695	STONE, DARROL DEAN	201	56,766		4,311	342.00							
2014	2014-0005695	STONE, DARROL DEAN	201	56,766		4,156	333.00							
2013	2013-0005695	STONE, DARROL DEAN	201	63,041		4,006	319.00							



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:11:03
 Page 2

Lot Data		Square-Foot - BUFFALO NORTHERN ADD	
Lot Size	0	0	
Lot Count			
Units Buildable	2765		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	7,900.00 x .35 = 2,765		
Factor Value			
Adjustments			
Lot Value	2,765		



HOUSE 3/4/2024

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,566 / 1,566
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,566
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	648 Attached Garage - Finished
Remodel	
Year/Eff Age	1970 / 51

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	89.88	Total Misc Impr	+ 2,416
Roofing Adj	+ 3.93	Garage Cost	+ 20,925
Subfloor Adj	+ -1.86	Total RCN	= 193,988
Heat/Cool Adj	+ 10.77	Depreciation (56%)	- 108,633
Plumbing Adj	+ 6.26	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 85,355
Adj Base Cost	= 108.97	Lot Value	+ 2,765
Total Area	x 1,566	Indicated Value	= 88,120
Adjusted Cost	= 170,647	Value Per SqFt	56.27

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	85,355		
Lot Value	2,765		
Indicated Value	88,120	56.27	Per SqFt
Agland Value			
Site Improvements	367		
Total Value	88,487	56.51	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	4209	15x4	1970	60	40.26		2,416



Harper

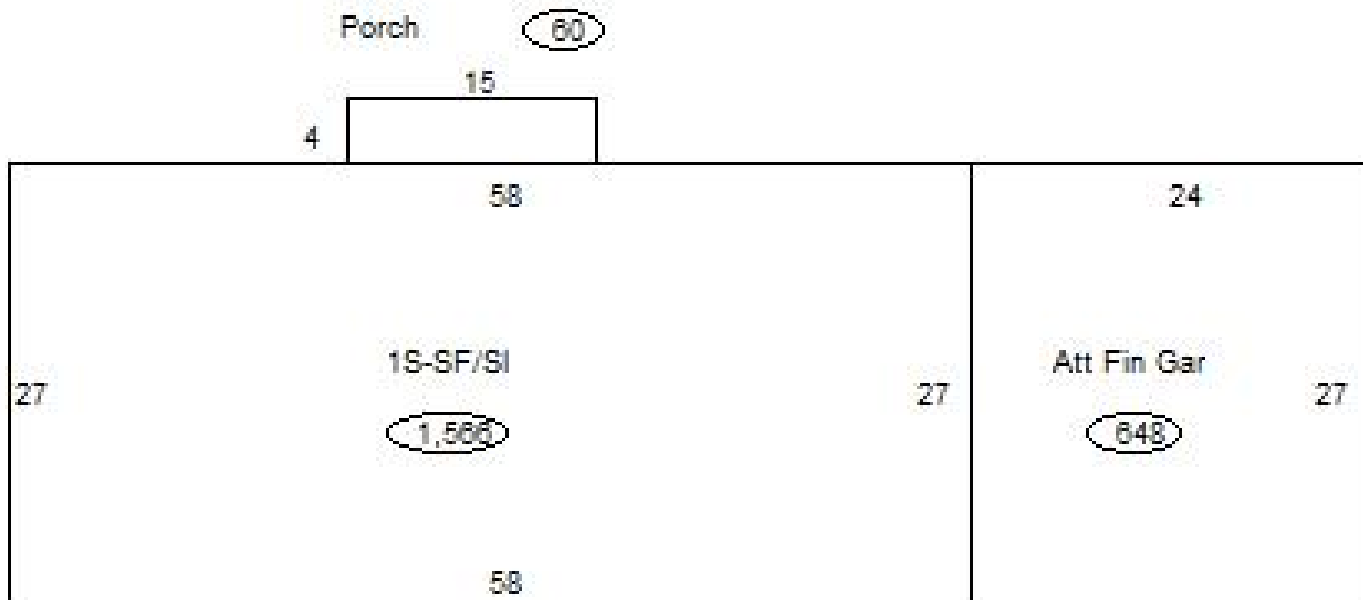
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:11:03
Page 3

Sketch Image

300005695



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	1,566	1.000	1,566
2	G	5		20	Att Fin Gar	648	1.000	648
3	M	RSPC		20	Porch	60	1.000	60
Total Building Area						1,566		1,566



Harper


Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:11:04
Page 4

300005695

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete Drive	44x10x0	Concrete		440
	Qual 3	Cond 3	Year 1970	Eff Age 56		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (4.17 x 440)		1,835		1,835	1,468	367