



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:11:31
Page 1

Assessment Data					Primary Image									
Account	300005724													
Parcel ID	1091-00-002-005-0-001-00													
Cadastral ID	1091-002-005-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	2											
Tax Area	201 - 4T-BUFFALO-C													
Name ID	25065													
DIES, JULIANNE														
112 WALNUT DRIVE BUFFALO OK 73834-														
Parcel Location														
Situs	00112 WALNUT DR													
Subdivision	NORTHERN HILLS 2ND ADDN.													
Lot/Block	0005 / 0002	Parcel Size	1 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	100200 - NORTHERN ADDS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.83901964 -99.62966220														
NORTHERN HILL 2ND ADD BLOCK 2 LOTS W 109.68' OF 5														
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														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
767/232	DIES, JOSHUA ROBERT	03/24/2022	0	04										
664/139	DIES, RICHARD OTIS	10/18/2010	80,000	21										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	3,385	3,385	12%	406	Assessed	10,920	859.84					
Year Frozen		Improvements	99,378	87,616		10,514	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-79.00					
TIF Project ID	0	Total Value	102,763	91,001		10,920	Total Taxable	9,920	781.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005724	DIES, JULIANNE	201	102,763	1000	9,602	756.00							
2024	2024-300005724	DIES, JULIANNE	201	111,841	1000	9,293	757.00							
2023	2023-300005724	DIES, JULIANNE	201	103,513	1000	8,993	744.00							
2022	2022-300005724	DIES, JULIANNE	201	80,855	1000	8,702	716.00							
2021	2021-300005724	DIES, JOSHUA ROBERT	201	80,814	1000	8,697	718.00							
2020	2020-300005724	DIES, JOSHUA ROBERT	201	79,671	1000	8,560	704.00							
2019	2019-0005724	DIES, JOSHUA ROBERT	201	78,642		8,437	699.00							
2018	2018-0005724	DIES, JOSHUA ROBERT	201	80,242		8,629	716.00							
2017	2017-0005724	DIES, JOSHUA ROBERT	201	81,843		8,821	733.00							
2016	2016-0005724	DIES, JOSHUA ROBERT	201	81,645		8,798	749.00							
2015	2015-0005724	DIES, JOSHUA ROBERT	201	84,166		9,100	722.00							
2014	2014-0005724	DIES, JOSHUA ROBERT	201	85,758		9,208	738.00							
2013	2013-0005724	DIES, JOSHUA ROBERT	201	82,588		8,911	710.00							




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Date 02/06/2026
 Time 07:11:31
 Page 2

Lot Data	Square-Foot - BUFFALO NORTHERN ADD	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	3385	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	9,671.00 x .35 = 3,385	
Factor Value		
Adjustments		
Lot Value	3,385	

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	1,710 / 1,710
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	484 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 48

HOUSE / GARAGE / DRIVEWAY 3/4/2024

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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	96,015		
Lot Value	3,385		
Indicated Value	99,400	58.13	Per SqFt
Agland Value			
Site Improvements	1,674		
Total Value	101,074	59.11	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	88.25	Total Misc Impr	+ 5,355
Roofing Adj	+ 3.86	Garage Cost	+ 13,227
Subfloor Adj	+ 0.00	Total RCN	= 204,288
Heat/Cool Adj	+ 10.77	Depreciation (53%)	- 108,273
Plumbing Adj	+ 5.73	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 96,015
Adj Base Cost	= 108.60	Lot Value	+ 3,385
Total Area	x 1,710	Indicated Value	= 99,400
Adjusted Cost	= 185,706	Value Per SqFt	58.13

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1	1	4,783.32		4,783
PRCH	Slab Porch - Covered	4287	5x5		25	22.87		572



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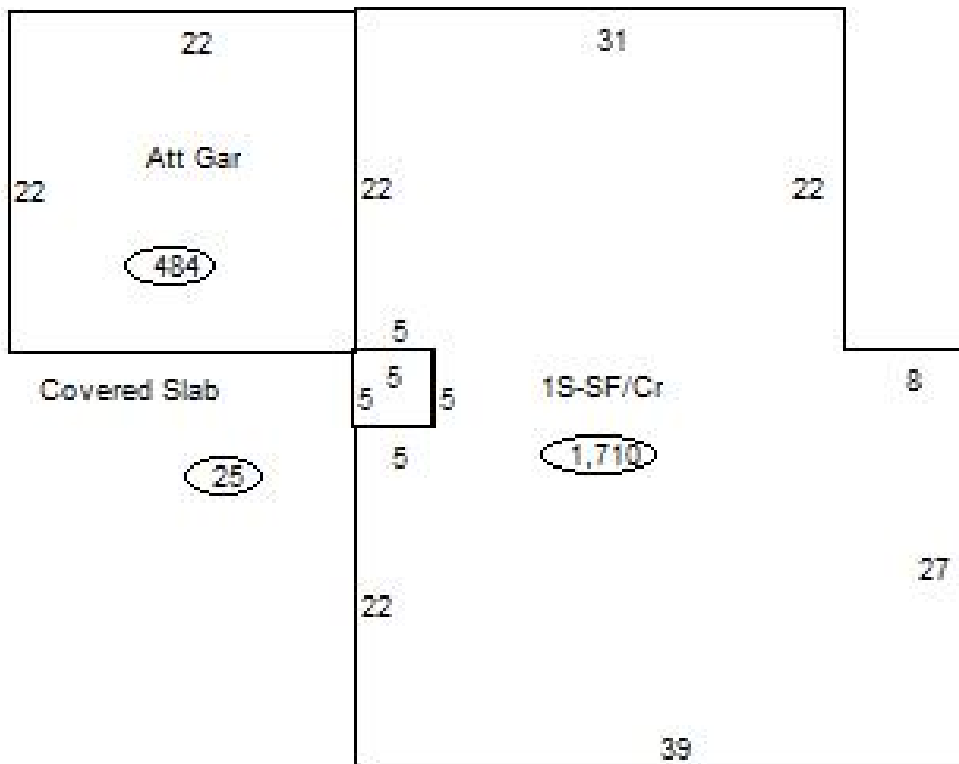
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Date 02/06/2026
 Time 07:11:31
 Page 3

Sketch Image

300005724



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		20	Att Gar	484	1.000	484
2	M	PRCH		20	Covered Slab	25	1.000	25
3	R	1	Crawl	20	1S-SF/Cr	1,710	1.000	1,710
Total Building Area						1,710		1,710



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Time 07:11:31
Page 4

300005724

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete Patio Back Yard	35x14x0	Concrete		490
	Qual 3	Cond 3	Year 2016	Eff Age 10		

Valuation Summary		Modifier Total	RCN	Depr (57% Phys/ % Func)	RCNLD
Base Cost (4.16 x 490)	2,038		2,038	1,162	876

PACN	Paving - Concrete Entry	4x4x0	Concrete		16
Qual 3	Cond 3	Year 1978	Eff Age 48		

Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (8.15 x 16)	130		130	104	26



PACN	Paving - Concrete Drive	36x16x0	Concrete		576
Qual 3	Cond 3	Year 1978	Eff Age 48		

Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (4.15 x 576)	2,390		2,390	1,912	478



PACN	Paving - Concrete Drive Entry	22x16x0	Concrete		352
Qual 3	Cond 3	Year 1978	Eff Age 48		

Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (4.18 x 352)	1,471		1,471	1,177	294