



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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| Assessment Data | | | | | Primary Image | | | | | | | | | | | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|----------------------|---------------------|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-------------------|----------------------|--------------------|--------|-------------|--------|--------|--------|--|--|--|--|--|
| Account 300005739 Parcel ID 1100-00-001-009-0-003-00 Cadastral ID 1100-001-009-00-0-003-00 Property Type REAL - Real Property Property Class UR VI Area 4 Tax Area 201 - 4T-BUFFALO-C Name ID 18080 WILSON, STEPHEN D. & STACIE R. WILSON 405 LUCIA DR. BUFFALO OK 73834-0000 Parcel Location Situs SW THIRD ST Subdivision RANCH ACRES Lot/Block 0009 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 100300 - RANCHLENARDS School District 4-BUFFAL - 4-BUFFALO | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.83135590 -99.63042605 | | | | | Building Permits | | | | | | | | | | | | | | |
| RANCH ACRES N2 OF TRACT 9; PART OF TRACT 10 BOOK 774 PAGE 419 | | | | | <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 | | | | | | | | | | |
| | | | | | 774/419 | WAUGH, LANDON | 03/06/2023 | 7,000 | 21 | | | | | | | | | | |
| | | | | | 676/438 | STEPHENS, HEATHER L. | 08/08/2011 | 3,500 | 16 | | | | | | | | | | |
| | | | | | 595/123 | WARD, ROBERT | 01/09/2004 | 11,500 | MU | | | | | | | | | | |
| Parcel Valuation | | | | | | | | | | | | | | | | | | | |
| Source | REAL | | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 78.740 | Current Tax | | | | | | | | | | |
| Remove Cap | 2024 | | Land Value | 12,259 | 12,259 | 12% | 1,471 | Assessed | 17,614 | | | | | | | | | | |
| Year Frozen | | | Improvements | 134,528 | 134,528 | | 16,143 | Penalty | 0 | | | | | | | | | | |
| Uncapped Value | 0 | | Mobile Home | 0 | 0 | | 0 | Exemption | 0 | | | | | | | | | | |
| TIF Project ID | 0 | | Total Value | 146,787 | 146,787 | | 17,614 | Total Taxable | 17,614 | | | | | | | | | | |
| Assessment History | | | | | | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | | | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | |
| 2025 | 2025-300005739 | WILSON, STEPHEN D. & | | | 201 | 146,787 | 0 | 17,614 | 1,387.00 | | | | | | | | | | |
| 2024 | 2024-300005739 | WILSON, STEPHEN D. & | | | 201 | 12,259 | 0 | 1,471 | 120.00 | | | | | | | | | | |
| 2023 | 2023-300005739 | WILSON, STEPHEN D. & | | | 201 | 12,259 | 0 | 1,369 | 113.00 | | | | | | | | | | |
| 2022 | 2022-300005739 | WAUGH, LANDON | | | 201 | 12,259 | 0 | 1,303 | 107.00 | | | | | | | | | | |
| 2021 | 2021-300005739 | WAUGH, LANDON | | | 201 | 12,259 | 0 | 1,241 | 102.00 | | | | | | | | | | |
| 2020 | 2020-300005739 | WAUGH, LANDON | | | 201 | 12,259 | 0 | 1,182 | 97.00 | | | | | | | | | | |
| 2019 | 2019-0005739 | WAUGH, LANDON | | | 201 | 12,259 | | 1,126 | 93.00 | | | | | | | | | | |
| 2018 | 2018-0005739 | WAUGH, LANDON | | | 201 | 12,259 | | 1,073 | 89.00 | | | | | | | | | | |
| 2017 | 2017-0005739 | WAUGH, LANDON | | | 201 | 12,259 | | 1,022 | 85.00 | | | | | | | | | | |
| 2016 | 2016-0005739 | WAUGH, LANDON | | | 201 | 12,259 | | 973 | 83.00 | | | | | | | | | | |
| 2015 | 2015-0005739 | WAUGH, LANDON | | | 201 | 12,259 | | 927 | 74.00 | | | | | | | | | | |
| 2014 | 2014-0005739 | WAUGH, LANDON | | | 201 | 12,259 | | 883 | 71.00 | | | | | | | | | | |
| 2013 | 2013-0005739 | WAUGH, LANDON | | | 201 | 7,005 | | 841 | 67.00 | | | | | | | | | | |



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| Lot Data | | Square-Foot - BUFFALO RANCHLENARD | |
|-----------------|--------------------------|-----------------------------------|--|
| Lot Size | 0 | 0 | |
| Lot Count | | | |
| Units Buildable | 12259 | | |
| Non-Ag Acres | | | |
| Topography | | | |
| Street Access | | | |
| Utilities | | | |
| Amenities | | | |
| Method | Square-Foot | | |
| Base Lot Value | 35,025.00 x .35 = 12,259 | | |
| Factor Value | | | |
| Adjustments | | | |
| Lot Value | 12,259 | | |



SHED

11/22/2024

| 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 | / |

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 | 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 | + 12,259 |
| Total Area | x | Indicated Value | = 12,259 |
| Adjusted Cost | = 0 | Value Per SqFt | 0.00 |

Value Reconciliation

| | | | |
|-------------------|---------------|------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | | | |
| Lot Value | 12,259 | | |
| Indicated Value | 12,259 | 0.00 | Per SqFt |
| Agland Value | | | |
| Site Improvements | 133,202 | | |
| Total Value | 145,461 | 0.00 | Total Value Per SqFt |

Miscellaneous Improvements

| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
|------|-------------|-----------|------|------|-------|-----------|------|-------|
|------|-------------|-----------|------|------|-------|-----------|------|-------|



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|----------------------------------------------------------------------------------|--------------------------|--------------------------------|-----------------------|-------------------------------|-------------------------------|--------------|
|  | UTIL | Utility Building / WITH PAVING | 80x60x16 | Concrete | Formed Metal | 4,800 |
| | Qual 4 | Cond 4 | Year 2025 | Eff Age 1 | | |
| | Office Finish | Finished Area | Fixture Count | | | 3,072 |
| | Valuation Summary | | Modifier Total | RCN | Depr (1% Phys/ % Func) | RCNLD |
| Base Cost (24.57 x 4,800) | | 117,936 | 3,072 | 121,008 | 1,210 | 119,798 |
| LNT0 | Lean To - Attached | | 80x25x12 | Dirt | Formed Metal | 2,000 |
| Qual 4 | Cond 4 | Year 2025 | Eff Age 1 | | | |
| Valuation Summary | | Modifier Total | RCN | Depr (6% Phys/ % Func) | RCNLD | |
| Base Cost (7.13 x 2,000) | | 14,260 | 14,260 | 856 | 13,404 | |
| BNV | SHIP CONT ON #4958 | | 0x0x0 | | | |
| Qual | Cond | Year | Eff Age | | | |
| Valuation Summary | | Modifier Total | RCN | Depr (0% Phys/ % Func) | RCNLD | |
| Base Cost (0.00 x) | | | | | | |