



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:11:53
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Assessment Data					Primary Image									
Account	300005748													
Parcel ID	1100-00-001-016-0-001-00													
Cadastral ID	1100-001-016-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	4											
Tax Area	201 - 4T-BUFFALO-C													
Name ID	13489													
MILLER, THEDA J. LIVING TRUST														
1284 N 190 RD BUFFALO OK 73834-0000														
Parcel Location														
Situs	00602 LUCIA DR													
Subdivision	RANCH ACRES													
Lot/Block	0016 / 0001	Parcel Size	1 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	100300 - RANCHLENARDS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.81620417 -99.63485456														
RANCH ACRES S2 OF TRACT 16 .688 ACRES BOOK 677 PAGE 524 THEDA J.MILLER LIVING TRUST														
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										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	10,500	6,651	12%	798	Assessed	5,817 458.03						
Year Frozen	2013	Improvements	66,031	41,826		5,019	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -79.00						
TIF Project ID	0	Total Value	76,531	48,477		5,817	Total Taxable	4,817 379.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005748	MILLER, THEDA J. LIVING TRUST	201	76,531	1000	4,817	379.00							
2024	2024-300005748	MILLER, THEDA J. LIVING TRUST	201	80,525	1000	4,818	392.00							
2023	2023-300005748	MILLER, THEDA J. LIVING TRUST	201	74,325	1000	4,817	398.00							
2022	2022-300005748	MILLER, THEDA J. (TRUST)	201	48,477	1000	4,817	396.00							
2021	2021-300005748	MILLER, THEDA J. (TRUST)	201	48,477	1000	4,817	398.00							
2020	2020-300005748	MILLER, THEDA J. (TRUST)	201	48,477	1000	4,817	396.00							
2019	2019-0005748	MILLER, THEDA J. (TRUST)	201	51,176		5,141	426.00							
2018	2018-0005748	MILLER, THEDA J. (TRUST)	201	52,106		5,227	433.00							
2017	2017-0005748	MILLER, THEDA J. (TRUST)	201	52,106		5,227	435.00							
2016	2016-0005748	MILLER, THEDA J. (TRUST)	201	56,460		5,227	445.00							
2015	2015-0005748	MILLER, THEDA J. (TRUST)	201	55,658		5,227	415.00							
2014	2014-0005748	MILLER, THEDA J. (TRUST)	201	56,113		5,049	405.00							
2013	2013-0005748	MILLER, THEDA J. (TRUST)	201	60,797		5,049	402.00							



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Lot Data		Square-Foot - BUFFALO RANCHLENARD	
Lot Size	150	x	200
Lot Count			
Units Buildable	10500		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	30,000.00	x	.35 = 10,500
Factor Value			
Adjustments			
Lot Value	10,500		



Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Frame, Siding, Vinyl 50% Veneer, Masonry
Base/Total Area	1,210 / 1,210
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	899 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1973 / 64

1 4/6/2022

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	91.66	Total Misc Impr	+ 6,012
Roofing Adj	+ 4.17	Garage Cost	+ 22,810
Subfloor Adj	+ 0.00	Total RCN	= 167,609
Heat/Cool Adj	+ 10.77	Depreciation (65%)	- 108,946
Plumbing Adj	+ 8.09	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 58,663
Adj Base Cost	= 114.70	Lot Value	+ 10,500
Total Area	x 1,210	Indicated Value	= 69,163
Adjusted Cost	= 138,787	Value Per SqFt	57.16

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	58,663		
Lot Value	10,500		
Indicated Value	69,163	57.16	Per SqFt
Agland Value			
Site Improvements	4,325		
Total Value	73,488	60.73	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Raised Slab Porch - Open	4365	11x4		44	9.78		430
RSPC	Raised Slab Porch - Covered	8366	14x10		140	39.87		5,582



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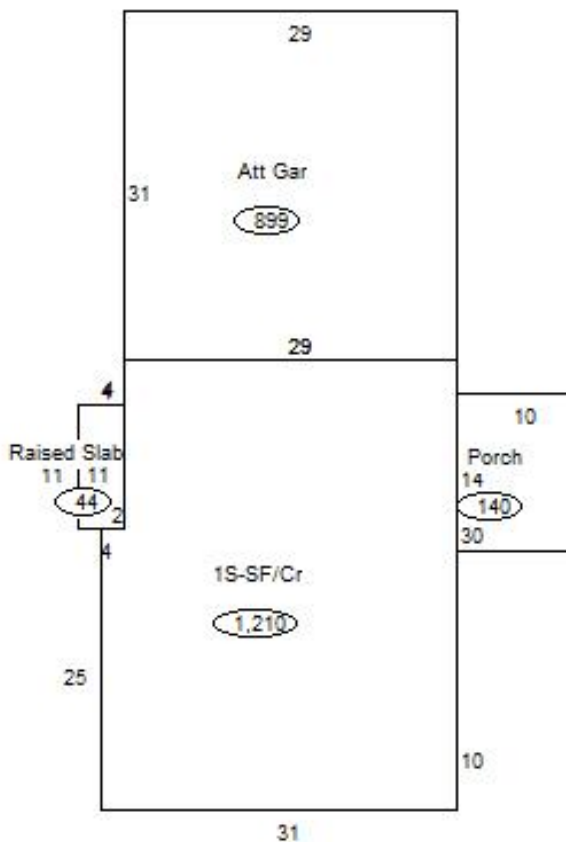
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		20	Att Gar	899	1.000	899
2	M	PATO		20	Raised Slab	44	1.000	44
3	R	1	Crawl	20	1S-SF/Cr	1,210	1.000	1,210
4	M	RSPC		20	Porch	140	1.000	140
Total Building Area						1,210		1,210



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed - Metal	16x10x6	Base	Galvanized Metal	160	
	Qual	3	Cond 3	Year 1990	Eff Age 36		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ 0% Func)	RCNLD	
	Base Cost (21.30 x 160)		3,408		3,408	2,726	682
	SHDS	Shed, Metal	16x12x8	Base	Formed Metal	192	
	Qual	3	Cond 3	Year 1990	Eff Age 36		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ 0% Func)	RCNLD	
	Base Cost (22.14 x 192)		4,251		4,251	3,401	850
	PAVA	Paving - Asphalt driveway	90x28x0			2,520	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (2.78 x 2,520)		7,006		7,006	5,605	1,401
	PACN	Paving - Concrete Driveway	0x0x0			1,757	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (3.96 x 1,757)		6,958		6,958	5,566	1,392