



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:12:11
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Assessment Data					Primary Image																																																																																																																				
Account 300005768 Parcel ID 1199-01-27N-23W-4-013-00 Cadastral ID 1199-27N-23W-01-4-013-00 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 00505 MAPLE DR Subdivision OUTLYING AREA--BUFFALO Lot/Block / Parcel Size .73 - Acres Sec/Twn/Rng 1 / 27 / 23 / 4 Neighborhood 119900 - OUTLYING AREA BUFF School District 4-BUFFAL - 4-BUFFALO					<p>1199-01-27N-23W-4-013-00 04/03/24</p> <p>SHED 4/4/2024</p>																																																																																																																				
Legal Description Lat/Long: 36.84318722 -99.62981572 OUTLYING AREAS TO THE TOWN OF BUFFALO SEC. 1-27-23 TR IN SW4SE4 CONTAINING .73 A BOOK 557 PAGE 306																																																																																																																									
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Lot Data	Square-Foot - OUTLYING AREA	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	9563	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	31,875.00 x .30 = 9,563	
Factor Value		
Adjustments		
Lot Value	9,563	

Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	0 / 0
Style	
HVAC	
Roof Cover	
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/



SHED 4/4/2024

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	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	+ 9,563
Total Area	x 0	Indicated Value	= 9,563
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	9,563		
Indicated Value	9,563	0.00	Per SqFt
Agland Value			
Site Improvements	21,616		
Total Value	31,179	0.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



Harper

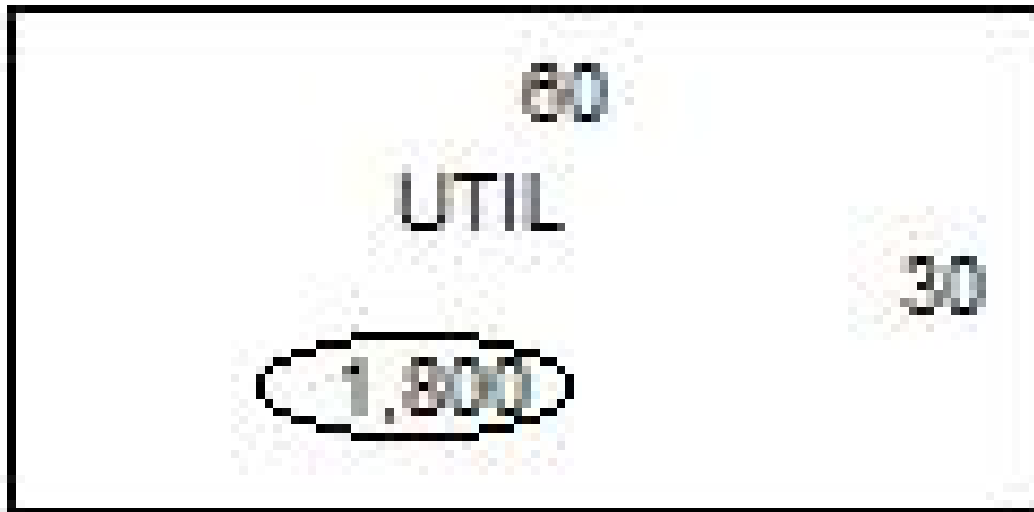
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Sketch Image

300005768



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	O	EQSH		50	UTIL	1,800	1.000	1,800

Total Building Area



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	Paving - Asphalt	42x36x0			1,512
	Qual	3	Cond 3	Year 2013	Eff Age 13	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (3.64 x 1,512)		5,504		5,504	4,403	1,101
	UTIL	Utility Building	60x30x12	Concrete	Formed Metal	1,800
	Qual	3	Cond 3	Year 2002	Eff Age 24	
	Valuation Summary		Modifier Total	RCN	Depr (53% Phys/ % Func)	RCNLD
Base Cost (24.25 x 1,800)		43,650		43,650	23,135	20,515