



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:01:10
 Page 1

Assessment Data					Primary Image																			
Account	300000663																							
Parcel ID	0000-03-25N-25W-3-001-00																							
Cadastral ID	0000-25N-25W-03-3-001-00																							
Property Type	REAL - Real Property																							
Property Class	RA	VI Area	4																					
Tax Area	101 - 1R-LAVERNE																							
Name ID	12411																							
WEDER, CAROL																								
PO BOX 506 BUFFALO OK 73834-0000																								
Parcel Location																								
Situs	02362 US HWY 283																							
Subdivision																								
Lot/Block	/	Parcel Size	160 - Acres																					
Sec/Twn/Rng	3 / 25 / 25 / 3																							
Neighborhood	1000 - COUNTY																							
School District	1-LAVERNE - 1-LAVERNE																							
Legal Description Lat/Long: 36.70043445 -99.89848162																								
SEC.3-25-25 SW4 TRANSFER ON DEATH DEED																								
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																								
Sale History																								
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td colspan="10"> </td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code															
Parcel Valuation																								
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax															
Remove Cap		Land Value	12,547	12,408	12%	1,489	Assessed	3,823	256.87															
Year Frozen		Improvements	22,531	19,455		2,334	Penalty	0																
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00															
TIF Project ID	0	Total Value	35,078	31,863		3,823	Total Taxable	3,823	257.00															
Assessment History																								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																	
2025	2025-300000663	WEDER, CAROL	101	35,078	0	3,713	249.00																	
2024	2024-300000663	WEDER, CAROL	101	36,177	0	3,605	240.00																	
2023	2023-300000663	WEDER, CAROL	101	34,120	0	3,499	235.00																	
2022	2022-300000663	WEDER, CAROL	101	31,376	0	3,397	230.00																	
2021	2021-300000663	WEDER, CAROL	101	31,376	0	3,298	228.00																	
2020	2020-300000663	WEDER, CAROL	101	31,376	0	3,203	217.00																	
2019	2019-0000663	WEDER, CAROL	101	31,376		3,109	186.00																	
2018	2018-0000663	WEDER, CAROL	101	31,782		3,019	180.00																	
2017	2017-0000663	WEDER, CAROL	101	30,416		2,930	175.00																	
2016	2016-0000663	WEDER, CAROL	101	30,416		2,845	170.00																	
2015	2015-0000663	WEDER, CAROL	101	29,685		2,763	165.00																	
2014	2014-0000663	WEDER, CAROL	101	28,480		2,683	160.00																	
2013	2013-0000663	WEDER, CAROL	101	28,480		2,604	155.00																	




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:01:10
 Page 2

Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0.5 Topography Street Access Utilities Amenities Method Acre Base Lot Value .50 x 5,000.00 = 2,500 Factor Value Adjustments Lot Value 2,500		 <p>0000-03-25N-25W-3-001-00 5/18/2022 ACCT.#663</p>

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,100 / 1,100
Style	100% One Story
HVAC	1 Wall Air Conditioners (Count) 1 Wall Air Conditio
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	200 Carport - Gable Roof
Remodel	
Year/Eff Age	1936 / 108

1 5/19/2022

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	20,816		
Lot Value	2,500		
Indicated Value	23,316	21.20	Per SqFt
Agland Value	10,047		
Site Improvements	1,877		
Total Value	35,240	32.04	Total Value Per SqFt

Cost Approach Manual :

Base Cost	79.63	Total Misc Impr	+	3,386
Roofing Adj	+ 4.11	Garage Cost	+	1,112
Subfloor Adj	+ 2.07	Total RCN	=	104,081
Heat/Cool Adj	+ 0.00	Depreciation (80%)	-	83,265
Plumbing Adj	+ 4.73	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	20,816
Adj Base Cost	= 90.53	Lot Value	+	2,500
Total Area	x 1,100	Indicated Value	=	23,316
Adjusted Cost	= 99,583	Value Per SqFt		21.20

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	218	26x7		182	17.65		3,212
PATO	Slab Porch - Open	220	5x4		20	8.72		174



Harper




Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:01:10
 Page 4

300000663

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
 <p>0000-03-25W-25W-3-001-00 5/16/2022 ACCT: 8963</p>	SHDS	Yard Shed - Metal	10x12x6		Composition Shingle	120	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
				0			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (23.60 x 120)		2,832		2,832	2,266	566	
 <p>0000-03-25W-25W-3-001-00 5/16/2022 ACCT: 8963</p>	SHDS	Yard Shed - Wood	10x10x6		Formed Metal	100	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
				0			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (23.83 x 100)		2,383		2,383	1,906	477	
 <p>0000-03-25W-25W-3-001-00 5/16/2022 ACCT: 8963</p>	LOAF	Yard Shed - Wood	40x20x6		Formed Metal	800	
	Qual	2	Cond 2	Year 1940	Eff Age 103		
				0			
				0			
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD		
Base Cost (5.21 x 800)		4,168		4,168	3,334	834	



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:01:10
Page 5

Agland Inventory

300000663

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
OA	OTERO LOAMY SAND	NP	15			81.520	48	48	3,913	3,913
PA	PRATT BILLOWY	NP	48			5.870	154	154	902	902
PC	PRATT LOAMY BILLOWY	NP	37			22.621	118	118	2,678	2,678
QC	QUINLAN-WDWARD 5-12%	NP	14			36.952	45	45	1,655	1,655
TE	TIVOLI-QUINLAN	NP	12			.674	38	38	26	26
WD	WOODWARD-QUINLAN3-8%	NP	23			11.863	74	74	873	873
NP Totals						159.500			10,047	10,047
Total Agland						159.500			10,047	10,047