



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:08:26
 Page 1

Assessment Data					Primary Image														
Account 300001236 Parcel ID 0000-16-26N-22W-3-001-00 Cadastral ID 0000-26N-22W-16-3-001-00 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 102 - 4R-BUFFALO Name ID 13439 SPRADLIN, FRANK DALE & CAROL RENE SPRADLIN P O BOX 285 BUFFALO OK 73834-0000 Parcel Location Situs 1626N22W31 Subdivision Lot/Block / Parcel Size 160 - Acres Sec/Twn/Rng 16 / 26 / 22 / 3 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO					<p>0000-16-26N-22W-3-001-00 ACCT. #1236 11-22-2024</p> <p>UTILITY SHED 11/22/2024</p>														
Legal Description Lat/Long: 36.80422622 -99.49112402																			
SEC.16-26-22 SW4 BOOK 773 PAGE 745					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					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					773/745	SHORT, BEVERLY M.	01/30/2023	160,000	18										
					760/751	SHORT, BEVERLY &	06/11/2021	0	04										
					/	SHORT, BEVERLY &													
Parcel Valuation																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax											
Remove Cap	Land Value	25,533	25,533	12%	3,064	Assessed	17,504	1,378.26											
Year Frozen	Improvements	120,337	120,337		14,440	Penalty	0												
Uncapped Value 0	Mobile Home	0	0		0	Exemption	0	0.00											
TIF Project ID 0	Total Value	145,870	145,870		17,504	Total Taxable	17,504	1,378.00											
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-300001236	SPRADLIN, FRANK DALE &	102	145,870	0	17,504	1,378.00												
2024	2024-300001236	SPRADLIN, FRANK DALE &	102	22,005	0	2,641	215.00												
2023	2023-300001236	SPRADLIN, FRANK DALE &	102	21,007	0	2,520	208.00												
2022	2022-300001236	SHORT, BEVERLY M.	102	21,007	0	2,520	207.00												
2021	2021-300001236	SHORT, BEVERLY M.	102	21,007	0	2,520	208.00												
2020	2020-300001236	SHORT, BEVERLY &	102	21,007	0	2,520	207.00												
2019	2019-0001236	SHORT, BEVERLY &	102	21,058		2,527	209.00												
2018	2018-0001236	SHORT, BEVERLY &	102	21,058		2,527	210.00												
2017	2017-0001236	SHORT, BEVERLY &	102	21,058		2,527	210.00												
2016	2016-0001236	SHORT, BEVERLY &	102	21,058		2,527	215.00												
2015	2015-0001236	SHORT, BEVERLY &	102	21,538		2,584	205.00												
2014	2014-0001236	SHORT, BEVERLY &	102	21,538		2,584	207.00												
2013	2013-0001236	SHORT, BEVERLY &	102	21,538		2,584	206.00												



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:08:26
 Page 2

Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1 Topography Street Access Utilities Amenities Method Acre Base Lot Value 1.00 x 5,000.00 = 5,000 Factor Value Adjustments Lot Value 5,000		

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	/

UTILITY SHED 11/22/2024

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			
Lot Value	5,000		
Indicated Value	5,000	0.00	Per SqFt
Agland Value	20,533		
Site Improvements	126,449		
Total Value	151,982	0.00	Total Value Per SqFt

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	+ 5,000
Total Area	x	Indicated Value	= 5,000
Adjusted Cost	= 0	Value Per SqFt	0.00

Miscellaneous Improvements

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



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:08:26
Page 3

300001236

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building / WITH LIVING QUARTERS	60x40x16	Concrete	Formed Metal	2,400
	Qual	3	Cond 3	Year 2024	Eff Age 2	
	Residential Living Area		Area	1200		
Valuation Summary		Modifier Total	RCN	Depr (3% Phys/ % Func)		RCNLD
Base Cost (25.13 x 2,400)		60,312	56,845	117,157	3,515	113,642
	PACN	Paving - Concrete / DRIVEWAY	16x40x0	Concrete		640
	Qual	3	Cond 3	Year 2024	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	
Base Cost (4.14 x 640)		2,650		2,650	265	2,385
	PATC	Patio - Covered / BACK	10x23x0	Concrete	Formed Metal	230
	Qual	3	Cond 3	Year 2024	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	
Base Cost (14.23 x 230)		3,273		3,273	327	2,946
	PACN	Paving - Concrete/ SIDEWALK	45x5x0	Concrete		225
	Qual	3	Cond 3	Year 2024	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	
Base Cost (5.27 x 225)		1,186		1,186	119	1,067
	PATC	Patio - Covered / SIDE	45x10x0	Concrete	Formed Metal	450
	Qual	3	Cond 3	Year 2024	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	
Base Cost (12.18 x 450)		5,481		5,481	548	4,933
	HAYS	Hay Shed Open Sides	50x20x8		Galvanized Metal	1,000
	Qual	3	Cond 3	Year 1965	Eff Age 61	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	
Base Cost (7.38 x 1,000)		7,380		7,380	5,904	1,476



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:08:26
Page 4

Agland Inventory

300001236

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CA	CAREY SILT 1-3%	CR	50			9.963	255	255	2,536	2,536
CA	CAREY SILT 1-3%	NP	50			7.657	160	160	1,225	1,225
RD	ROUGH BROKEN LAND	CR	10			12.001	51	51	611	611
RD	ROUGH BROKEN LAND	NP	10			61.808	32	32	1,978	1,978
SA	ST.PAUL 0-1%	CR	60			17.733	305	305	5,416	5,416
SA	ST.PAUL 0-1%	NP	60			14.040	192	192	2,696	2,696
WA	WOODWARD 1-3%	CR	43			17.662	219	219	3,866	3,866
WA	WOODWARD 1-3%	NP	43			2.867	138	138	395	395
WB	WOODWARD 3-8%	NP	33			6.721	106	106	710	710
WD	WOODWARD-QUINLAN3-8%	CR	23			9.131	117	117	1,069	1,069
WD	WOODWARD-QUINLAN3-8%	NP	23			.416	74	74	31	31
NP Totals						160.000			20,533	20,533
Total Agland						160.000			20,533	20,533