



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:10:18
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300001369 Parcel ID 0000-16-26N-23W-1-001-00 Cadastral ID 0000-26N-23W-16-1-001-00 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 102 - 4R-BUFFALO Name ID 12932 SNELL, GARY WAYNE ETAL % WILEY SNELL 1918 N 1875 RD BUFFALO OK 73834-0000 Parcel Location Situs 01918 N 1875 RD Subdivision Lot/Block / Parcel Size 80 - Acres Sec/Twn/Rng 16 / 26 / 23 / 1 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO																																																																																																																									
Legal Description Lat/Long: 36.74334834 -99.73860664 SEC 16-26-23 W2NE4 BOOK 644 PAGE 219																																																																																																																									
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	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																																																																																																	
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																																																					
Number	Description	Opened	Closed	Amount																																																																																																																					
Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>78.740</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>Land Value</td> <td>20,680</td> <td>18,843</td> <td>12%</td> <td>2,261</td> <td>Assessed</td> <td>3,658</td> <td>288.03</td> </tr> <tr> <td>Year Frozen</td> <td>Improvements</td> <td>33,550</td> <td>11,640</td> <td></td> <td>1,397</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-79.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>54,230</td> <td>30,483</td> <td>3,658</td> <td>Total Taxable</td> <td>2,658</td> <td>209.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	Remove Cap	Land Value	20,680	18,843	12%	2,261	Assessed	3,658	288.03	Year Frozen	Improvements	33,550	11,640		1,397	Penalty	0		Uncapped Value	0	Mobile Home	0	0	0	Exemption	1,000	-79.00	TIF Project ID	0	Total Value	54,230	30,483	3,658	Total Taxable	2,658	209.00	Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>SNELL, GARY WAYNE, ETAL</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	SNELL, GARY WAYNE, ETAL																																																												
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																																																																																																																	
Remove Cap	Land Value	20,680	18,843	12%	2,261	Assessed	3,658	288.03																																																																																																																	
Year Frozen	Improvements	33,550	11,640		1,397	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home	0	0	0	Exemption	1,000	-79.00																																																																																																																	
TIF Project ID	0	Total Value	54,230	30,483	3,658	Total Taxable	2,658	209.00																																																																																																																	
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
/	SNELL, GARY WAYNE, ETAL																																																																																																																								
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-300001369</td><td>SNELL, GARY WAYNE ETAL</td><td>102</td><td>31,162</td><td>1000</td><td>2,551</td><td>201.00</td></tr> <tr><td>2024</td><td>2024-300001369</td><td>SNELL, GARY WAYNE ETAL</td><td>102</td><td>31,189</td><td>1000</td><td>2,448</td><td>199.00</td></tr> <tr><td>2023</td><td>2023-300001369</td><td>SNELL, GARY WAYNE, ETAL</td><td>102</td><td>29,847</td><td>1000</td><td>2,347</td><td>194.00</td></tr> <tr><td>2022</td><td>2022-300001369</td><td>SNELL, GARY WAYNE, ETAL</td><td>102</td><td>27,086</td><td>1000</td><td>2,250</td><td>185.00</td></tr> <tr><td>2021</td><td>2021-300001369</td><td>SNELL, GARY WAYNE, ETAL</td><td>102</td><td>27,086</td><td>1000</td><td>2,250</td><td>186.00</td></tr> <tr><td>2020</td><td>2020-300001369</td><td>SNELL, GARY WAYNE, ETAL</td><td>102</td><td>27,086</td><td>1000</td><td>2,250</td><td>185.00</td></tr> <tr><td>2019</td><td>2019-0001369</td><td>SNELL, GARY WAYNE, ETAL</td><td>102</td><td>27,086</td><td></td><td>2,250</td><td>186.00</td></tr> <tr><td>2018</td><td>2018-0001369</td><td>SNELL, GARY WAYNE, ETAL</td><td>102</td><td>27,521</td><td></td><td>2,302</td><td>191.00</td></tr> <tr><td>2017</td><td>2017-0001369</td><td>SNELL, GARY WAYNE, ETAL</td><td>102</td><td>27,521</td><td></td><td>2,302</td><td>191.00</td></tr> <tr><td>2016</td><td>2016-0001369</td><td>SNELL, GARY WAYNE, ETAL</td><td>102</td><td>27,521</td><td></td><td>2,302</td><td>196.00</td></tr> <tr><td>2015</td><td>2015-0001369</td><td>SNELL, GARY WAYNE, ETAL</td><td>102</td><td>27,521</td><td></td><td>2,302</td><td>183.00</td></tr> <tr><td>2014</td><td>2014-0001369</td><td>SNELL, GARY WAYNE, ETAL</td><td>102</td><td>24,353</td><td></td><td>1,922</td><td>154.00</td></tr> <tr><td>2013</td><td>2013-0001369</td><td>SNELL, GARY WAYNE, ETAL</td><td>102</td><td>24,353</td><td></td><td>1,922</td><td>153.00</td></tr> </tbody> </table>					Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-300001369	SNELL, GARY WAYNE ETAL	102	31,162	1000	2,551	201.00	2024	2024-300001369	SNELL, GARY WAYNE ETAL	102	31,189	1000	2,448	199.00	2023	2023-300001369	SNELL, GARY WAYNE, ETAL	102	29,847	1000	2,347	194.00	2022	2022-300001369	SNELL, GARY WAYNE, ETAL	102	27,086	1000	2,250	185.00	2021	2021-300001369	SNELL, GARY WAYNE, ETAL	102	27,086	1000	2,250	186.00	2020	2020-300001369	SNELL, GARY WAYNE, ETAL	102	27,086	1000	2,250	185.00	2019	2019-0001369	SNELL, GARY WAYNE, ETAL	102	27,086		2,250	186.00	2018	2018-0001369	SNELL, GARY WAYNE, ETAL	102	27,521		2,302	191.00	2017	2017-0001369	SNELL, GARY WAYNE, ETAL	102	27,521		2,302	191.00	2016	2016-0001369	SNELL, GARY WAYNE, ETAL	102	27,521		2,302	196.00	2015	2015-0001369	SNELL, GARY WAYNE, ETAL	102	27,521		2,302	183.00	2014	2014-0001369	SNELL, GARY WAYNE, ETAL	102	24,353		1,922	154.00	2013	2013-0001369	SNELL, GARY WAYNE, ETAL	102	24,353		1,922	153.00					
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-300001369	SNELL, GARY WAYNE ETAL	102	31,162	1000	2,551	201.00																																																																																																																		
2024	2024-300001369	SNELL, GARY WAYNE ETAL	102	31,189	1000	2,448	199.00																																																																																																																		
2023	2023-300001369	SNELL, GARY WAYNE, ETAL	102	29,847	1000	2,347	194.00																																																																																																																		
2022	2022-300001369	SNELL, GARY WAYNE, ETAL	102	27,086	1000	2,250	185.00																																																																																																																		
2021	2021-300001369	SNELL, GARY WAYNE, ETAL	102	27,086	1000	2,250	186.00																																																																																																																		
2020	2020-300001369	SNELL, GARY WAYNE, ETAL	102	27,086	1000	2,250	185.00																																																																																																																		
2019	2019-0001369	SNELL, GARY WAYNE, ETAL	102	27,086		2,250	186.00																																																																																																																		
2018	2018-0001369	SNELL, GARY WAYNE, ETAL	102	27,521		2,302	191.00																																																																																																																		
2017	2017-0001369	SNELL, GARY WAYNE, ETAL	102	27,521		2,302	191.00																																																																																																																		
2016	2016-0001369	SNELL, GARY WAYNE, ETAL	102	27,521		2,302	196.00																																																																																																																		
2015	2015-0001369	SNELL, GARY WAYNE, ETAL	102	27,521		2,302	183.00																																																																																																																		
2014	2014-0001369	SNELL, GARY WAYNE, ETAL	102	24,353		1,922	154.00																																																																																																																		
2013	2013-0001369	SNELL, GARY WAYNE, ETAL	102	24,353		1,922	153.00																																																																																																																		



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:10:18
 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		

Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	1 - Low
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	360 / 360
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	360
Fixture/RghIn	5 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2008 / 25

1	5/19/2022
---	-----------

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	78.21	Total Misc Impr	+ 1,376
Roofing Adj	+ 4.37	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 38,794
Heat/Cool Adj	+ 8.07	Depreciation (37%)	- 14,354
Plumbing Adj	+ 13.29	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 24,440
Adj Base Cost	= 103.94	Lot Value	+ 2,500
Total Area	x 360	Indicated Value	= 26,940
Adjusted Cost	= 37,418	Value Per SqFt	74.83

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	24,440		
Lot Value	2,500		
Indicated Value	26,940	74.83	Per SqFt
Agland Value	18,180		
Site Improvements	9,110		
Total Value	54,230	150.64	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	13578	10x5	2008	50	27.52		1,376



Harper

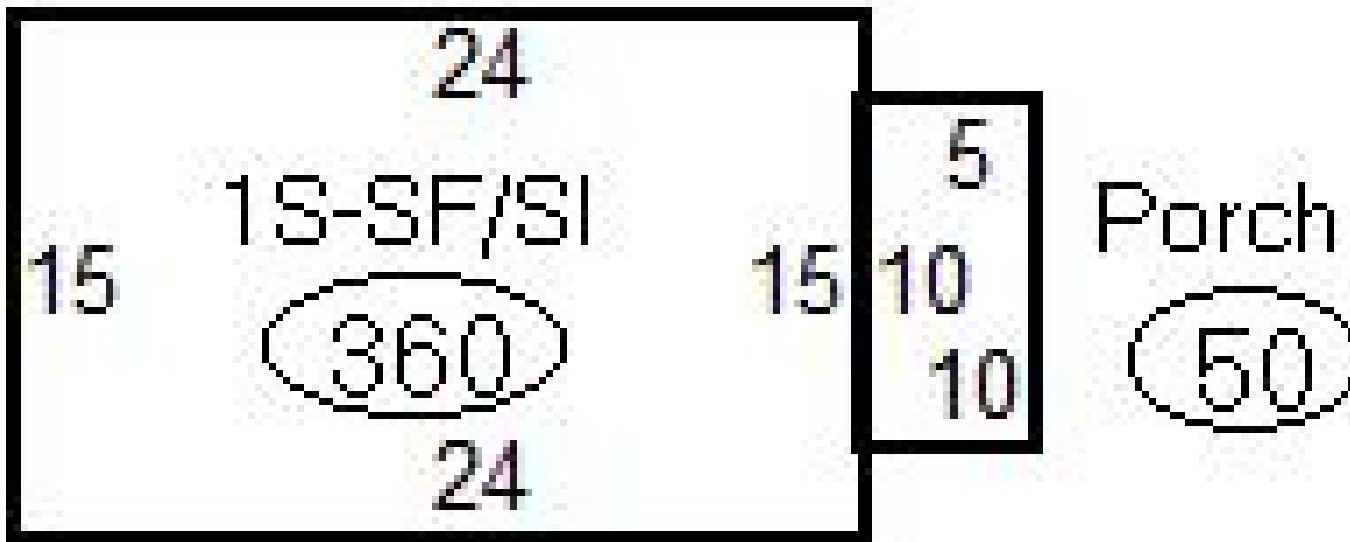
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:10:18
Page 3

Sketch Image

300001369



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	360	1.000	360
2	M	RSPC		20	Porch	50	1.000	50
Total Building Area						360		360



Harper



Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:10:18
 Page 4

300001369

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	SHDS	Shipping/Storage Container	40x8x8		Formed Metal	320		
	Qual	3	Cond	3	Year	2012	Eff Age	14
						0		
						0		
Valuation Summary		Modifier Total		RCN	Depr (49% Phys/ % Func)	RCNLD		
Base Cost (19.46 x 320)		6,227			6,227	3,051	3,176	
	GRDT	Garage - Detached	23x24x8		Composition Shingle	552		
	Qual	3	Cond	3	Year	1980	Eff Age	46
						0		
Valuation Summary		Modifier Total		RCN	Depr (69% Phys/ % Func)	RCNLD		
Base Cost (34.68 x 552)		19,143			19,143	13,209	5,934	



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:10:18
Page 5

Agland Inventory

300001369

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CA	CAREY SILT 1-3%	NP	50			5.917	160	160	947	947
CA	CAREY SILT 1-3%	CR	50			46.139	255	255	11,742	11,742
CB	CAREY SILT 3-5%	CR	41			14.918	209	209	3,113	3,113
LD	LOAMY ALLUVIAL LAND	NP	33			3.417	106	106	361	361
QA	QUINLAN LOAM	NP	11			2.230	35	35	79	79
QC	QUINLAN-WDWARD 5-12%	NP	14			.335	45	45	15	15
QC	QUINLAN-WDWARD 5-12%	CR	14			.321	71	71	23	23
SA	ST.PAUL 0-1%	CR	60			6.223	305	305	1,900	1,900
CR Totals						79.500			18,180	18,180
Total Agland						79.500			18,180	18,180