



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:19:33
Page 1

Assessment Data					Primary Image																			
Account	300002024																							
Parcel ID	0000-10-27N-20W-2-001-00																							
Cadastral ID	0000-27N-20W-10-2-001-00																							
Property Type	REAL - Real Property																							
Property Class	EXOWC	VI Area	2																					
Tax Area	102 - 4R-BUFFALO																							
Name ID	13227																							
OKLA. DEPT. OF WILDLIFE CONS.																								
P.O. BOX 53465 OKLAHOMA CITY OK 73152-0000																								
Parcel Location																								
Situs	1027N20W21																							
Subdivision																								
Lot/Block	0000 / 0000	Parcel Size	40 - Acres																					
Sec/Twn/Rng	10 / 27 / 20 / 2																							
Neighborhood	1000 - COUNTY																							
School District	4-BUFFAL - 4-BUFFALO																							
HOUSE 4/30/2024																								
Legal Description Lat/Long: 36.59582526 -99.43185374																								
SEC.10-27-20 NW4NW4 BOOK 635 PAGES 031,032, 033																								
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	78.740	Current Tax																
Remove Cap		Land Value	7,452	0	12%	0	Assessed	0	0.00															
Year Frozen		Improvements	34,475	0		0	Penalty	0																
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00															
TIF Project ID	0	Total Value	41,927	0		0	Total Taxable	0	0.00															
Assessment History																								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																	
2025	2025-300002024	OKLA. DEPT. OF WILDLIFE CONS.	102	41,927	0		.00																	
2024	2024-300002024	OKLA. DEPT. OF WILDLIFE CONS.	102	42,546	0	4,112	335.00																	
2023	2023-300002024	OKLA. DEPT. OF WILDLIFE CONS.	102	39,296	0	3,993	330.00																	
2022	2022-300002024	OKLA. DEPT. OF WILDLIFE CONS.	102	34,414	0	3,876	319.00																	
2021	2021-300002024	OKLA. DEPT. OF WILDLIFE CONS.	102	36,445	0	3,763	311.00																	
2020	2020-300002024	OKLA. DEPT. OF WILDLIFE CONS.	102	36,445	0	3,654	301.00																	
2019	2019-0002024	OKLA. DEPT. OF WILDLIFE CONS.	102	36,445		3,548	294.00																	
2018	2018-0002024	OKLA. DEPT. OF WILDLIFE CONS.	102	36,445		3,444	286.00																	
2017	2017-0002024	OKLA. DEPT. OF WILDLIFE CONS.	102	34,932		3,344	278.00																	
2016	2016-0002024	OKLA. DEPT. OF WILDLIFE CONS.	102	34,932		3,246	276.00																	
2015	2015-0002024	OKLA. DEPT. OF WILDLIFE CONS.	102	34,120		3,151	250.00																	
2014	2014-0002024	OKLA. DEPT. OF WILDLIFE CONS.	102	32,786		3,059	245.00																	
2013	2013-0002024	OKLA. DEPT. OF WILDLIFE CONS.	102	32,786		2,971	237.00																	



Harper

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Date 02/06/2026
 Time 06:19:33
 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	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	1,078 / 1,078
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1936 / 108

HOUSE	4/30/2024
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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	

Cost Approach		Manual :	
Base Cost	80.09	Total Misc Impr	+ 619
Roofing Adj	+ 3.54	Garage Cost	+ 619
Subfloor Adj	+ 2.07	Total RCN	= 99,709
Heat/Cool Adj	+ 1.40	Depreciation (80%)	- 79,767
Plumbing Adj	+ 4.82	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 19,942
Adj Base Cost	= 91.92	Lot Value	+ 5,000
Total Area	x 1,078	Indicated Value	= 24,942
Adjusted Cost	= 99,090	Value Per SqFt	23.14

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	19,942		
Lot Value	5,000		
Indicated Value	24,942	23.14	Per SqFt
Agland Value	2,452		
Site Improvements	14,897		
Total Value	42,291	39.23	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	997	6x6	1936	36	8.72		314
PATO	Slab Porch - Open	998	5x3	1936	15	8.72		131
PATO	Slab Porch - Open	999	5x4	1936	20	8.72		174



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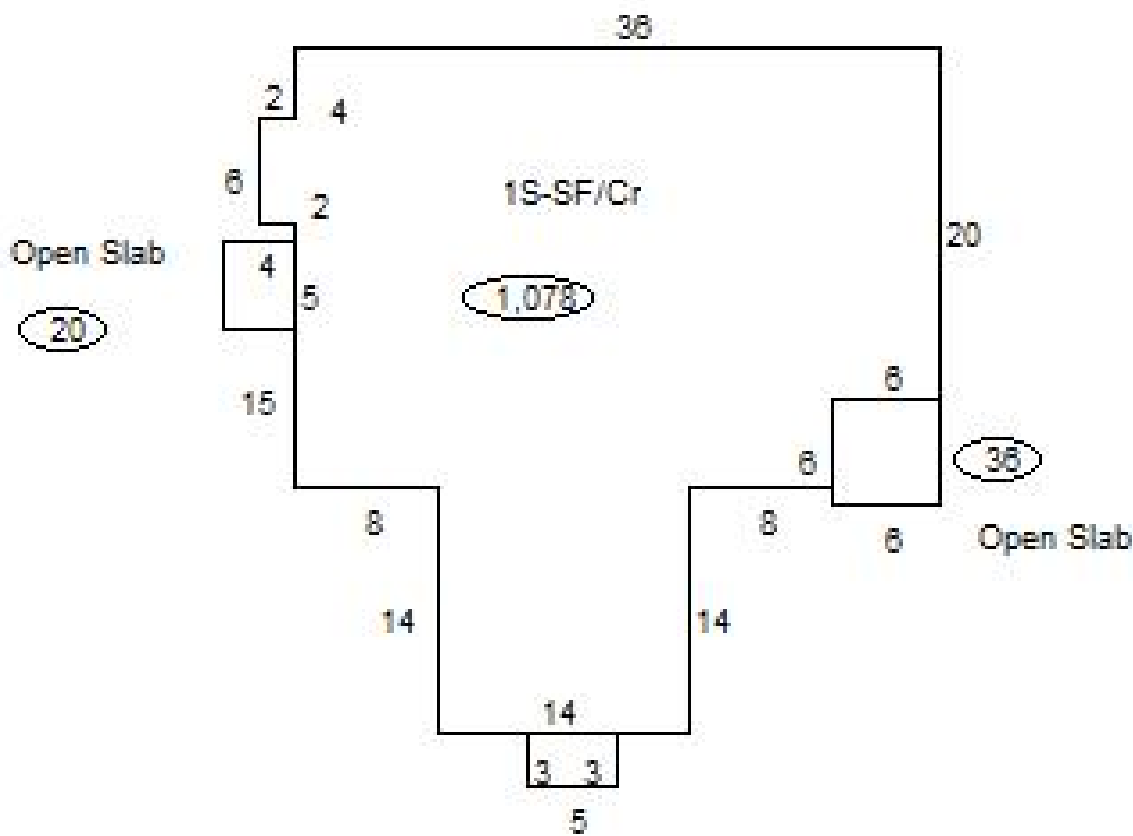
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:19:33
 Page 3

Sketch Image

300002024



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,078	1.000	1,078
2	M	PATO		20	Open Slab	36	1.000	36
3	M	PATO		20	Open Slab	15	1.000	15
4	M	PATO		20	Open Slab	20	1.000	20
Total Building Area						1,078		1,078



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:19:33
Page 4

300002024

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GBST	Grain Bin 4,000 BU	0x0x0	Dirt		4,000	
	Qual	3	Cond 3	Year 1940	Eff Age 86		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (1.62 x 4,000)	6,480		6,480	5,184	1,296
	SHDS	Shed, Metal / WHITE CONCRETE	20x15x6	Concrete	Built Up Tar/Gravel	300	
	Qual	3	Cond 3	Year 1940	Eff Age 86		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (19.11 x 300)	5,733		5,733	4,586	1,147
	SHDS	Yard Shed - Wood / OLD BARN	24x34x10	Dirt	Formed Metal	816	
	Qual	3	Cond 3	Year 1940	Eff Age 86		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (13.52 x 816)	11,032		11,032	8,826	2,206
	HAYS	Open Face Shed	45x15x10	Dirt	Galvanized Metal	675	
	Qual	3	Cond 3	Year 1940	Eff Age 86		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (7.83 x 675)	5,285		5,285	4,228	1,057
	SHDS	Yard Shed - Metal	28x30x10	Dirt	Composition Roll	840	
	Qual	3	Cond 3	Year 1940	Eff Age 86		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (13.52 x 840)	11,357		11,357	9,086	2,271
	SHDS	Shed - Small / STORAGE	22x15x10	Dirt	Formed Metal	330	
	Qual	3	Cond 3	Year 1940	Eff Age 86		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (14.59 x 330)	4,815		4,815	3,852	963
	GRDT	Det Gar Msnry Clss D	28x25x10	Concrete	Formed Metal	700	
	Qual	3	Cond 3	Year 1940	Eff Age 86		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (33.29 x 700)	23,303		23,303	18,642	4,661



Harper


Assessment Property Record Card for Tax Year 2026

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Date 02/06/2026
Time 06:19:33
Page 5

300002024

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GBST	Grain Bin 4,000 BU	0x0x0	Dirt		4,000
	Qual	3	Cond 3	Year 1940	Eff Age 86	
			0			
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (1.62 x 4,000)	6,480	6,480	5,184	1,296



Harper

Assessment Property Record Card for Tax Year 2026

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Date 02/06/2026
Time 06:19:33
Page 6

Agland Inventory

300002024

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
QC	QUINLAN-WDWARD 5-12%	NP	14			12.967	45	45	581	581
W	WATER	NP	0			.608	0	0	0	0
WD	WOODWARD-QUINLAN3-8%	NP	23			25.425	74	74	1,871	1,871
NP Totals						39.000			2,452	2,452
Total Agland						39.000			2,452	2,452