



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:20:59
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Assessment Data					Primary Image														
Account 300002128 Parcel ID 0000-10-27N-21W-1-004-00 Cadastral ID 0000-27N-21W-10-1-004-00 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 102 - 4R-BUFFALO Name ID 16707 COWGER, LORETTA A. REVOCABLE TRUST UAD 3500 E WATERLOO ROAD EDMOND OK 73034-0000 Parcel Location Situs 1027N21W14 Subdivision Lot/Block / Parcel Size .17 - Acres Sec/Twn/Rng 10 / 27 / 21 / 1 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO					No Image On File														
Legal Description Lat/Long: 36.84028589 -99.44568864					Building Permits														
SEC.10-27-21 TRACT IN NW4NE4 50'X150' ORIG LOT 6 BLK 6 CHARLESTON UND 1/2 INT EACH					<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										
					767/187	HINTHER, HARVEY J. (TRUST B)	03/07/2022		0 04										
Parcel Valuation																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax											
Remove Cap	Land Value	2,528	33	12%	4	Assessed	4	0.31											
Year Frozen	Improvements	0	0		0	Penalty	0												
Uncapped Value	Mobile Home	0	0		0	Exemption	0	0.00											
TIF Project ID	Total Value	2,528	33		4	Total Taxable	4	0.00											
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-300002128	COWGER, LORETTA A.			102	2,528	0	4	1.00										
2024	2024-300002128	COWGER, LORETTA A.			102	2,528	0	4	1.00										
2023	2023-300002128	COWGER, LORETTA A.			102	2,528	0	4	1.00										
2022	2022-300002128	COWGER, LORETTA A.			102	2,528	0	4	1.00										
2021	2021-300002128	HINTHER, HARVEY J. (TRUST B) &			102	2,528	0	4	1.00										
2020	2020-300002128	HINTHER, HARVEY J. (TRUST B) &			102	2,528	0	4	1.00										
2019	2019-0002128	HINTHER, HARVEY J. (TRUST B) &			102	2,528		4	.00										
2018	2018-0002128	HINTHER, HARVEY J. (TRUST B) &			102	2,528		4	.00										
2017	2017-0002128	HINTHER, HARVEY J. (TRUST B) &			102	2,528		4	.00										
2016	2016-0002128	HINTHER, HARVEY J. (TRUST B) &			102	2,528		4	.00										
2015	2015-0002128	HINTHER, HARVEY J. (TRUST B) &			102	2,528		4	.00										
2014	2014-0002128	HINTHER, HARVEY J. (TRUST B) &			102	2,528		4	.00										
2013	2013-0002128	HINTHER, HARVEY J. (TRUST B) &			102	2,528		4	.00										



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Lot Data		Acre - TRACTS & ACREAGE		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	0.17							
Topography								
Street Access								
Utilities								
Amenities								
Method	Acre							
Base Lot Value	3.37 x 750.15 = 2,528							
Factor Value				GRM Approach				
Adjustments				GRM Code				
Lot Value	2,528			Gross Rent				
Residential Data				Indicated Value				
Type				Multiple Regression				
Condition	-			MRA Code				
Quality	-			Adusted R				
Architecture				Indicated Value				
Style				Direct Comparables				
Exterior Wall				Selection Model				
Base/Total Area	/			DEFAULT DEFAULT SELECTION MODEL				
Style				Adjustment Model				
HVAC				DEFAULT DEFAULT ADJUSTMENTS TABLE				
Roof Cover				Comparables				
Area on Slab				Indicated Value				
Fixture/RghIn	/			Value Reconciliation				
Bed/F/H Bath	/ /			Selected Approach				
Basement Area				Cost Approach				
Garage Type				Improvements				
Remodel				Lot Value				
Year/Eff Age	/			2,528				
Cost Approach				Indicated Value				
Manual :				Agland Value				
Base Cost	0.00	Total Misc Impr	+ 0	Site Improvements				
Roofing Adj	+ 0.00	Garage Cost	+ 0	Total Value				
Subfloor Adj	+ 0.00	Total RCN	= 0	2,528 0.00 Total Value Per SqFt				
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	+ 2,528					
Total Area	x	Indicated Value	= 2,528					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value