




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:21:04
Page 1

Assessment Data					Primary Image									
Account	300002135				 <p>HOUSE 4/30/2024</p>									
Parcel ID	0000-11-27N-21W-2-001-00													
Cadastral ID	0000-27N-21W-11-2-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	2											
Tax Area	102 - 4R-BUFFALO													
Name ID	25194													
DIES, JOSHUA R. AND BRIANNE DIES														
409 LUCIA DR. BUFFALO OK 73834-														
Parcel Location														
Situs	1127N21W21													
Subdivision														
Lot/Block	/	Parcel Size	80 - Acres											
Sec/Twn/Rng	11 / 27 / 21 / 2													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.81613488 -99.45256096														
SEC.11-27-21 N2NW4 BOOK 764 PAGE 2 BOOK 739 PAGE 65														
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														
Code	Type	Active	Maximum	Exemption										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
772/213	MCGUIRE, MARILYN K. (TRUST)(C/O-I	11/17/2022	305,000	18										
/	MCGUIRE, MARILYN K. (TRUST)													
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap	2023	Land Value	19,252	19,252	12%	2,310	Assessed	8,930	703.15					
Year Frozen		Improvements	55,172	55,172		6,620	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	74,424	74,424		8,930	Total Taxable	8,930	703.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300002135	DIES, JOSHUA R. AND BRIANNE DIES	102	74,424	0	8,930	703.00							
2024	2024-300002135	DIES, JOSHUA R. AND BRIANNE DIES	102	80,026	0	9,603	782.00							
2023	2023-300002135	DIES, JOSHUA R. AND BRIANNE DIES	102	82,299	0	9,876	817.00							
2022	2022-300002135	MCGUIRE, MARILYN K. (TRUST)(C/O ESTATE)	102	73,786	0	7,816	643.00							
2021	2021-300002135	MCGUIRE, MARILYN K. (TRUST)	102	67,455	1000	6,816	563.00							
2020	2020-300002135	MCGUIRE, MARILYN K. (TRUST)	102	67,455	1000	6,816	561.00							
2019	2019-0002135	MCGUIRE, MARILYN K. (TRUST)	102	68,273		6,816	565.00							
2018	2018-0002135	MCGUIRE, MARILYN K. (TRUST)	102	68,273		6,816	565.00							
2017	2017-0002135	MCGUIRE, MARILYN K.	102	66,637		6,816	567.00							
2016	2016-0002135	MCGUIRE, MARILYN K.	102	66,637		6,816	580.00							
2015	2015-0002135	MCGUIRE, MARILYN K.	102	66,044		4,695	373.00							
2014	2014-0002135	MCGUIRE, MARILYN K.	102	64,490		4,695	376.00							
2013	2013-0002135	MCGUIRE, MARILYN K.	102	65,156		4,695	374.00							




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:21:04
 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		 <p>0000-11-27N-21W-2-001-00 04/29/24</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,102 / 1,102
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	2 /
Bed/F/H Bath	/ /
Basement Area	
Garage Type	374 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1968 / 58

HOUSE 4/30/2024

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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	52,567		
Lot Value	5,000		
Indicated Value	57,567	52.24	Per SqFt
Agland Value	14,252		
Site Improvements	2,910		
Total Value	74,729	67.81	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	89.22	Total Misc Impr	+ 2,504
Roofing Adj	+ 4.32	Garage Cost	+ 10,999
Subfloor Adj	+ 0.00	Total RCN	= 131,417
Heat/Cool Adj	+ 10.77	Depreciation (60%)	- 78,850
Plumbing Adj	+ 2.69	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 52,567
Adj Base Cost	= 107.00	Lot Value	+ 5,000
Total Area	x 1,102	Indicated Value	= 57,567
Adjusted Cost	= 117,914	Value Per SqFt	52.24

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	1049	8x4		32	40.38		1,292
RSPC	Raised Slab Porch - Covered	1050	6x5		30	40.40		1,212



Harper

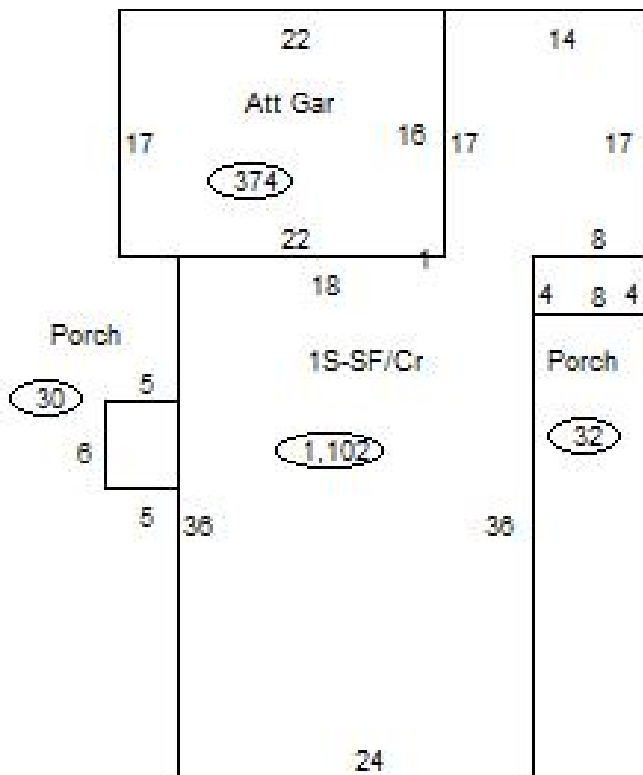
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:21:04
 Page 3

Sketch Image

300002135



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		20	Att Gar	374	1.000	374
2	R	1	Crawl	20	1S-SF/Cr	1,102	1.000	1,102
3	M	RSPC		20	Porch	32	1.000	32
4	M	RSPC		20	Porch	30	1.000	30
Total Building Area						1,102		1,102



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:21:05
Page 4

300002135

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	26x12x10	Dirt	Formed Metal	312
	Qual	3	Cond 3	Year 2014	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ 0% Func)	RCNLD
	Base Cost (6.00 x 312)	1,872		1,872	973	899
	LOAF	Loafing Shed	15x15x6	Dirt	Galvanized Metal	225
	Qual	3	Cond 3	Year 1985	Eff Age 41	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (5.65 x 225)	1,271		1,271	1,017	254
	SHDS	Yard Shed - Metal	10x10x6	Dirt	Formed Metal	100
	Qual	2	Cond 2	Year 1985	Eff Age 49	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (15.44 x 100)	1,544		1,544	1,235	309
	SHDS	Shed - Small / det. Garage (Bad)	32x20x8	Concrete	Galvanized Metal	640
	Qual	1	Cond 1	Year 1968	Eff Age 81	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (11.31 x 640)	7,238		7,238	5,790	1,448



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:21:05
Page 5

Agland Inventory

300002135

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			13.245	45	45	593	593
QC	QUINLAN-WDWARD 5-12%	CR	14			.407	71	71	29	29
SA	ST.PAUL 0-1%	CR	60			27.923	305	305	8,528	8,528
SA	ST.PAUL 0-1%	NP	60			10.428	192	192	2,002	2,002
WB	WOODWARD 3-8%	CR	33			.617	168	168	104	104
WB	WOODWARD 3-8%	NP	33			6.198	106	106	654	654
WD	WOODWARD-QUINLAN3-8%	CR	23			19.700	117	117	2,306	2,306
WD	WOODWARD-QUINLAN3-8%	NP	23			.484	74	74	36	36
NP Totals						79.000			14,252	14,252
Total Agland						79.000			14,252	14,252