



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image				
Account 300002203 Parcel ID 0000-31-27N-21W-3-001-00 Cadastral ID 0000-27N-21W-31-3-001-00 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 102 - 4R-BUFFALO Name ID 25398 WEDER, TOMMY & SHAYLYN WEDER (1/2) QUENTIN WEDER & BROOKE WEDER (1/2) 406 US HIGHWAY 183 BUFFALO OK 73834- Parcel Location Situs 31-27N-21W Subdivision Lot/Block / Parcel Size 251.23 - Acres Sec/Twn/Rng 31 / 27 / 21 / 3 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO					No Image On File				
Legal Description Lat/Long: 36.74688178 -99.47076110					Building Permits				
SEC. 31-27-21 LOTS 3-4; E2SW4; SE4 (LESS TRACT OF 79.77 ACRES) BOOK 777 PAGE 702					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					777/699	PATTON, HENRY C. JR. &	09/26/2023	824,500	18
					596/298	LAIRD, FRANCES G. TRUST	08/27/2004	162,000	MQ
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax
Remove Cap	2024	Land Value	36,261	36,261	12%	4,351	Assessed	8,324	655.43
Year Frozen		Improvements	33,111	33,111		3,973	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	69,372	69,372		8,324	Total Taxable	8,324	655.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300002203	WEDER, TOMMY & SHAYLYN WEDER (1/2)			102	69,372	0	8,150	642.00
2024	2024-300002203	WEDER, TOMMY & SHAYLYN WEDER (1/2)			102	65,938	0	7,912	644.00
2023	2023-300002203	WEDER, TOMMY & SHAYLYN WEDER (1/2)			102	90,019	0	10,802	894.00
2022	2022-300002203	PATTON, HENRY C. JR. &			102	317,876	1000	37,145	3,056.00
2021	2021-300002203	PATTON, HENRY C. JR. &			102	317,876	1000	37,145	3,067.00
2020	2020-300002203	PATTON, HENRY C. JR. &			102	317,876	1000	37,145	3,057.00
2019	2019-0002203	PATTON, HENRY C. JR. &			102	313,470		36,227	3,002.00
2018	2018-0002203	PATTON, HENRY C. JR. &			102	307,327		34,304	2,844.00
2017	2017-0002203	PATTON, HENRY C. JR. &			102	288,264		34,276	2,850.00
2016	2016-0002203	PATTON, HENRY C. JR., ETAL			102	68,799		8,256	703.00
2015	2015-0002203	PATTON, HENRY C. JR., ETAL			102	64,575		7,749	615.00
2014	2014-0002203	PATTON, HENRY C. JR., ETAL			102	64,575		7,749	621.00
2013	2013-0002203	PATTON, HENRY C. JR. &			102	64,655		7,758	618.00



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Lot Data	Acre - Exempt	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities		
Method	Acre	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

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	/

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

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	36,261
Site Improvements	30,571
Total Value	66,832 0.00 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
 0000-31-27N-21W-3-001-00	SHDS	Equipment Shelter	60x36x10		Formed Metal	2,160
	Qual 2	Cond 2	Year 2023	Eff Age 4		
	Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD
Base Cost (14.20 x 2,160)		30,672		30,672	5,828	24,844
 0000-31-27N-21W-3-001-00	HAYS	Hay Shed Open Sides Middle Pasture	16x16x8		Galvanized Metal	256
	Qual 2	Cond 2	Year 2012	Eff Age 17		
	Valuation Summary		Modifier Total	RCN	Depr (48% Phys/ % Func)	RCNLD
Base Cost (7.08 x 256)		1,812		1,812	870	942
 0000-31-27N-21W-3-001-00	HAYS	Open Face Shed	32x30x10		Galvanized Metal	960
	Qual 3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (6.66 x 960)		6,394		6,394	5,115	1,279
 0000-31-27N-21W-3-001-00	LNT0	Lean To - Attached	60x60x10		Formed Metal	3,600
	Qual 3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (4.87 x 3,600)		17,532		17,532	14,026	3,506



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Agland Inventory

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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			59.971	160	160	9,595	9,595
CB	CAREY SILT 3-5%	CR	41			4.619	209	209	964	964
CB	CAREY SILT 3-5%	NP	41			11.129	131	131	1,460	1,460
QA	QUINLAN LOAM	CR	11			19.408	56	56	1,087	1,087
QA	QUINLAN LOAM	NP	11			56.417	35	35	1,986	1,986
QC	QUINLAN-WDWARD 5-12%	NP	14			5.200	45	45	233	233
RC	RICHFIELD COMPLEX	NP	49			1.028	157	157	161	161
SA	ST.PAUL 0-1%	NP	60			28.725	192	192	5,515	5,515
SA	ST.PAUL 0-1%	CR	60			33.232	305	305	10,149	10,149
SB	ST.PAUL 1-3%	CR	52			7.551	265	265	1,999	1,999
SB	ST.PAUL 1-3%	NP	52			6.589	166	166	1,096	1,096
W	WATER	NP	0			1.260	0	0	0	0
WA	WOODWARD 1-3%	NP	43			4.777	138	138	657	657
WB	WOODWARD 3-8%	CR	33			2.626	168	168	441	441
WB	WOODWARD 3-8%	NP	33			8.697	106	106	918	918
NP Totals						251.230			36,261	36,261
Total Agland						251.230			36,261	36,261