




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:22:31  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300002234 <b>Parcel ID</b> 0000-06-27N-22W-1-002-00 <b>Cadastral ID</b> 0000-27N-22W-06-1-002-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 102 - 4R-BUFFALO <b>Name ID</b> 13308 BRYER, RICHARD & MELODY BRYER  P O BOX 443 BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 19155 US 64 HWY <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2.77 - Acres <b>Sec/Twn/Rng</b> 6 / 27 / 22 / 1 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 4-BUFFAL - 4-BUFFALO					 <p>0000-06-27N-22W-1-002-00 05/07/24</p>																																																																																																																				
<b>HOUSE</b> 5/9/2024																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.84612735 -99.62235911 SEC.6-27-22 TRACT IN N2NE4 N OF HWY 64 BOOK 640 PAGE 238					<b>Building Permits</b> <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																																																																																																																					
<b>Exemptions</b> <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	<b>Sale History</b> <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>640/238</td> <td>CHAPMAN, TERRY G. AND</td> <td>07/17/2008</td> <td>38,000</td> <td>11</td> </tr> <tr> <td>574/398</td> <td>APPLETON, CARLA DE'ETT</td> <td>06/06/2002</td> <td>41,000</td> <td>PQ</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	640/238	CHAPMAN, TERRY G. AND	07/17/2008	38,000	11	574/398	APPLETON, CARLA DE'ETT	06/06/2002	41,000	PQ																																																																																							
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
640/238	CHAPMAN, TERRY G. AND	07/17/2008	38,000	11																																																																																																																					
574/398	APPLETON, CARLA DE'ETT	06/06/2002	41,000	PQ																																																																																																																					
<b>Parcel Valuation</b> <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>6,328</td> <td>6,328</td> <td>12%</td> <td>759</td> <td>Assessed</td> <td>9,406</td> <td>740.63</td> </tr> <tr> <td>Year Frozen</td> <td>Improvements</td> <td>70,231</td> <td>35,373</td> <td></td> <td>4,245</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>37,621</td> <td>36,687</td> <td>4,402</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>114,180</td> <td>78,388</td> <td>9,406</td> <td>Total Taxable</td> <td>8,406</td> <td>662.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	Remove Cap	Land Value	6,328	6,328	12%	759	Assessed	9,406	740.63	Year Frozen	Improvements	70,231	35,373		4,245	Penalty	0		Uncapped Value	0	Mobile Home	37,621	36,687	4,402	Exemption	1,000	-79.00	TIF Project ID	0	Total Value	114,180	78,388	9,406	Total Taxable	8,406	662.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																																																																																																																	
Remove Cap	Land Value	6,328	6,328	12%	759	Assessed	9,406	740.63																																																																																																																	
Year Frozen	Improvements	70,231	35,373		4,245	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home	37,621	36,687	4,402	Exemption	1,000	-79.00																																																																																																																	
TIF Project ID	0	Total Value	114,180	78,388	9,406	Total Taxable	8,406	662.00																																																																																																																	
<b>Assessment History</b> <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>2025-300002234</td><td>BRYER, RICHARD &amp;</td><td>102</td><td>114,180</td><td>1000</td><td>8,133</td><td>640.00</td></tr> <tr><td>2024</td><td>2024-300002234</td><td>BRYER, RICHARD &amp;</td><td>102</td><td>117,874</td><td>1000</td><td>7,866</td><td>641.00</td></tr> <tr><td>2023</td><td>2023-300002234</td><td>BRYER, RICHARD &amp;</td><td>102</td><td>78,874</td><td>1000</td><td>7,608</td><td>629.00</td></tr> <tr><td>2022</td><td>2022-300002234</td><td>BRYER, RICHARD &amp;</td><td>102</td><td>70,833</td><td>1000</td><td>7,357</td><td>605.00</td></tr> <tr><td>2021</td><td>2021-300002234</td><td>BRYER, RICHARD AND</td><td>102</td><td>70,014</td><td>1000</td><td>7,114</td><td>587.00</td></tr> <tr><td>2020</td><td>2020-300002234</td><td>BRYER, RICHARD AND</td><td>102</td><td>65,651</td><td>1000</td><td>6,878</td><td>566.00</td></tr> <tr><td>2019</td><td>2019-0002234</td><td>BRYER, RICHARD AND</td><td>102</td><td>65,651</td><td></td><td>6,878</td><td>570.00</td></tr> <tr><td>2018</td><td>2018-0002234</td><td>BRYER, RICHARD AND</td><td>102</td><td>65,651</td><td></td><td>6,878</td><td>570.00</td></tr> <tr><td>2017</td><td>2017-0002234</td><td>BRYER, RICHARD AND</td><td>102</td><td>65,720</td><td></td><td>6,813</td><td>566.00</td></tr> <tr><td>2016</td><td>2016-0002234</td><td>BRYER, RICHARD AND</td><td>102</td><td>38,997</td><td></td><td>3,605</td><td>307.00</td></tr> <tr><td>2015</td><td>2015-0002234</td><td>BRYER, RICHARD AND</td><td>102</td><td>37,262</td><td></td><td>3,471</td><td>276.00</td></tr> <tr><td>2014</td><td>2014-0002234</td><td>BRYER, RICHARD AND</td><td>102</td><td>37,262</td><td></td><td>3,471</td><td>278.00</td></tr> <tr><td>2013</td><td>2013-0002234</td><td>BRYER, RICHARD AND</td><td>102</td><td>39,000</td><td></td><td>3,680</td><td>293.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-300002234	BRYER, RICHARD &	102	114,180	1000	8,133	640.00	2024	2024-300002234	BRYER, RICHARD &	102	117,874	1000	7,866	641.00	2023	2023-300002234	BRYER, RICHARD &	102	78,874	1000	7,608	629.00	2022	2022-300002234	BRYER, RICHARD &	102	70,833	1000	7,357	605.00	2021	2021-300002234	BRYER, RICHARD AND	102	70,014	1000	7,114	587.00	2020	2020-300002234	BRYER, RICHARD AND	102	65,651	1000	6,878	566.00	2019	2019-0002234	BRYER, RICHARD AND	102	65,651		6,878	570.00	2018	2018-0002234	BRYER, RICHARD AND	102	65,651		6,878	570.00	2017	2017-0002234	BRYER, RICHARD AND	102	65,720		6,813	566.00	2016	2016-0002234	BRYER, RICHARD AND	102	38,997		3,605	307.00	2015	2015-0002234	BRYER, RICHARD AND	102	37,262		3,471	276.00	2014	2014-0002234	BRYER, RICHARD AND	102	37,262		3,471	278.00	2013	2013-0002234	BRYER, RICHARD AND	102	39,000		3,680	293.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-300002234	BRYER, RICHARD &	102	114,180	1000	8,133	640.00																																																																																																																		
2024	2024-300002234	BRYER, RICHARD &	102	117,874	1000	7,866	641.00																																																																																																																		
2023	2023-300002234	BRYER, RICHARD &	102	78,874	1000	7,608	629.00																																																																																																																		
2022	2022-300002234	BRYER, RICHARD &	102	70,833	1000	7,357	605.00																																																																																																																		
2021	2021-300002234	BRYER, RICHARD AND	102	70,014	1000	7,114	587.00																																																																																																																		
2020	2020-300002234	BRYER, RICHARD AND	102	65,651	1000	6,878	566.00																																																																																																																		
2019	2019-0002234	BRYER, RICHARD AND	102	65,651		6,878	570.00																																																																																																																		
2018	2018-0002234	BRYER, RICHARD AND	102	65,651		6,878	570.00																																																																																																																		
2017	2017-0002234	BRYER, RICHARD AND	102	65,720		6,813	566.00																																																																																																																		
2016	2016-0002234	BRYER, RICHARD AND	102	38,997		3,605	307.00																																																																																																																		
2015	2015-0002234	BRYER, RICHARD AND	102	37,262		3,471	276.00																																																																																																																		
2014	2014-0002234	BRYER, RICHARD AND	102	37,262		3,471	278.00																																																																																																																		
2013	2013-0002234	BRYER, RICHARD AND	102	39,000		3,680	293.00																																																																																																																		




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:22:31  
 Page 2

Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 2.77 Topography Street Access Utilities Amenities  Method Acre Base Lot Value 2.77 x 2,284.48 = 6,328 Factor Value Adjustments Lot Value 6,328		 <p>0000-06-27N-22W-1-002-00 05/07/24</p>

Residential Data	
Type	6 Mobile Home 56 x 24
Condition	4 - Good
Quality	3 - Average
Architecture	
Style	100% Double Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,344 / 1,344
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1983 / 34

HOUSE 5/9/2024

### 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		

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	36,858		
Lot Value	6,328		
Indicated Value	43,186	32.13	Per SqFt
Agland Value			
Site Improvements	69,680		
Total Value	112,866	83.98	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	48.82	Total Misc Impr	+ 6,323
Roofing Adj	+ 2.28	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 87,756
Heat/Cool Adj	+ 2.75	Depreciation ( 58%)	- 50,898
Plumbing Adj	+ 6.74	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 36,858
Adj Base Cost	= 60.59	Lot Value	+ 6,328
Total Area	x 1,344	Indicated Value	= 43,186
Adjusted Cost	= 81,433	Value Per SqFt	32.13

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	One, Masonry	0		1	1	4,424.56		4,425
PRCH	Slab Porch - Covered	11898	14x10		140	13.56		1,898



Harper

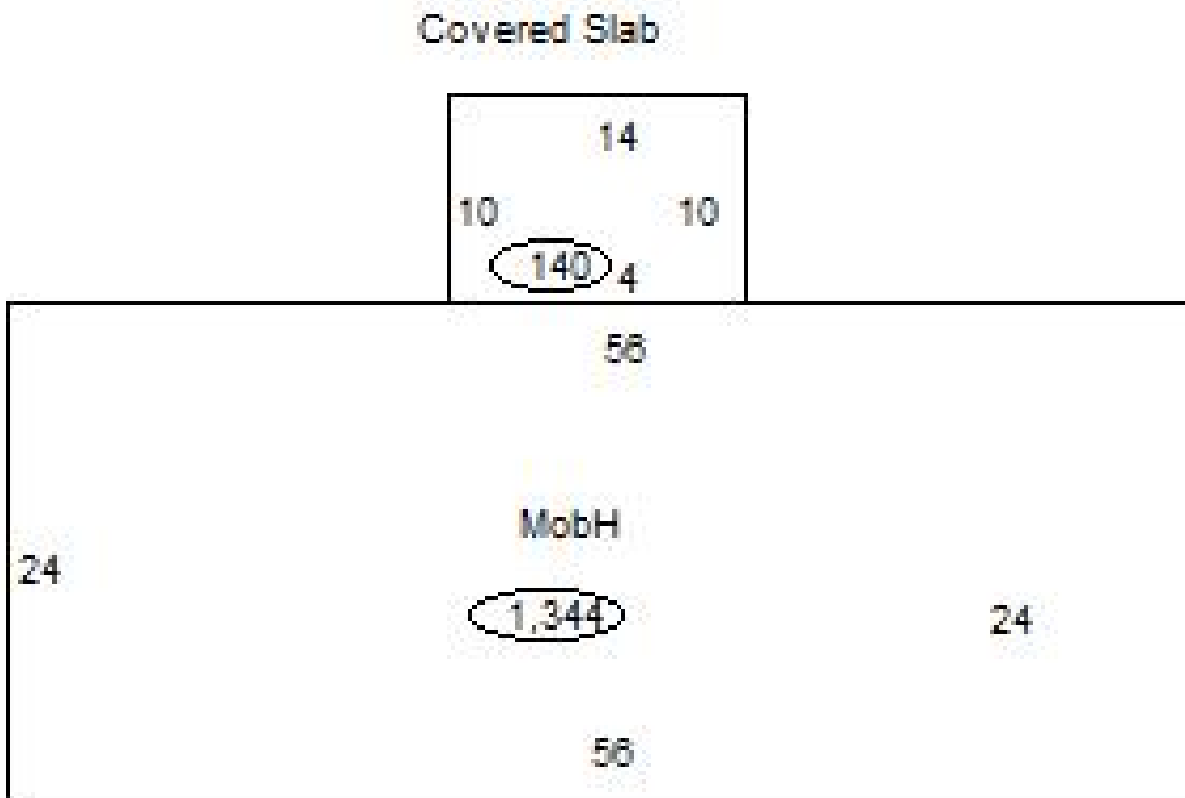
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:22:31  
 Page 3

Sketch Image

300002234



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		20	MobH	1,344	1.000	1,344
2	M	PRCH		20	Covered Slab	140	1.000	140
<b>Total Building Area</b>						1,344		1,344



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:22:31  
 Page 4

300002234

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	50x40x12	Concrete	Formed Metal	2,000
	Qual	5	Cond 5	Year 2016	Eff Age 6	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (11% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (31.10 x 2,000)		62,200	62,200	6,842	55,358
	PATC	Patio - Covered	20x6x8	Concrete	Formed Metal	120
	Qual	3	Cond 3	Year 2016	Eff Age 10	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (51% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (16.84 x 120)		2,021	2,021	1,031	990
	UTIL	Utility Building	30x26x10	Concrete	Formed Metal	780
	Qual	4.75	Cond 4.75	Year 1990	Eff Age 24	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (53% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (33.34 x 780)		26,005	26,005	13,783	12,222
	SHDS	Yard Shed - Wood	15x10x8	Dirt	Composition Roll	150
	Qual	3	Cond 3	Year 1983	Eff Age 43	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (17.20 x 150)		2,580	2,580	2,064	516
	SHDS	Shipping/Storage Container	20x8x8	Dirt	Formed Metal	160
	Qual	3	Cond 3	Year 1983	Eff Age 43	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (18.57 x 160)		2,971	2,971	2,377	594