



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 300002281 <b>Parcel ID</b> 0000-14-27N-22W-3-001-00 <b>Cadastral ID</b> 0000-27N-22W-14-3-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 102 - 4R-BUFFALO <b>Name ID</b> 25315 CARTER, TERRY - FAMILY TRUST TRUSTEE: TERRY CARTER  P O BOX 776 BUFFALO OK 73834-  <b>Parcel Location</b> <b>Situs</b> 1427N22W31 <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 158 - Acres <b>Sec/Twn/Rng</b> 14 / 27 / 22 / 3 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 4-BUFFAL - 4-BUFFALO					<p>0000-14-27N-22W-3-001-00 05/07/24</p>														
HOUSE										5/9/2024									
Legal Description					Building Permits														
Lat/Long: 36.80833070 -99.50304410					<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">SEC.14-27-22 SW4 LESS 2 A. RR TERRY &amp; MARILYN CARTER CO-</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	SEC.14-27-22 SW4 LESS 2 A. RR TERRY & MARILYN CARTER CO-				
Number	Description	Opened	Closed	Amount															
SEC.14-27-22 SW4 LESS 2 A. RR TERRY & MARILYN CARTER CO-																			
Exemptions					Sale History														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
					775/431	CARTER, MARILYN R. (TRUST)	05/02/2023		04										
Parcel Valuation																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	78.740	<b>Current Tax</b>										
<b>Remove Cap</b>		<b>Land Value</b>	37,370	37,370	12%	4,484	<b>Assessed</b>	11,816	930.39										
<b>Year Frozen</b>		<b>Improvements</b>	68,146	61,102		7,332	<b>Penalty</b>	0											
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00										
<b>TIF Project ID</b>	0	<b>Total Value</b>	105,516	98,472		11,816	<b>Total Taxable</b>	11,816	930.00										
Assessment History																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-300002281	CARTER, TERRY - FAMILY TRUST			102	105,516	0	11,472	903.00										
2024	2024-300002281	CARTER, TERRY - FAMILY TRUST			102	100,596	0	11,138	907.00										
2023	2023-300002281	CARTER, TERRY - FAMILY TRUST			102	96,046	0	10,814	895.00										
2022	2022-300002281	CARTER, TERRY, ETUX (TRUST)			102	87,493	0	10,499	864.00										
2021	2021-300002281	CARTER, TERRY, ETUX (TRUST)			102	86,912	0	10,430	861.00										
2020	2020-300002281	CARTER, TERRY, ETUX (TRUST)			102	86,912	0	10,430	858.00										
2019	2019-0002281	CARTER, TERRY, ETUX (TRUST)			102	86,912		10,430	864.00										
2018	2018-0002281	CARTER, TERRY, ETUX (TRUST)			102	86,912		10,430	865.00										
2017	2017-0002281	CARTER, TERRY, ETUX (TRUST)			102	84,821		10,179	846.00										
2016	2016-0002281	CARTER, TERRY, ETUX (TRUST)			102	84,821		9,978	849.00										
2015	2015-0002281	CARTER, TERRY, ETUX (TRUST)			102	87,843		9,687	769.00										
2014	2014-0002281	CARTER, TERRY, ETUX (TRUST)			102	85,757		9,405	754.00										
2013	2013-0002281	CARTER, TERRY, ETUX (TRUST)			102	85,757		9,132	727.00										



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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	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	920 / 920
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	9 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	380 Total, 620 Partition
Garage Type	
Remodel	
Year/Eff Age	1940 / 86

HOUSE	5/9/2024
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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	102.21	Total Misc Impr	+ 1,091
Roofing Adj	+ 5.18	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 145,292
Heat/Cool Adj	+ 1.97	Depreciation ( 80%)	- 116,234
Plumbing Adj	+ 13.61	Lump Sums	+ 0
Basement Adj	+ 33.77	RCNLD	= 29,058
Adj Base Cost	= 156.74	Lot Value	+ 5,000
Total Area	x 920	Indicated Value	= 34,058
Adjusted Cost	= 144,201	Value Per SqFt	37.02

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	29,058		
Lot Value	5,000		
Indicated Value	34,058	37.02	Per SqFt
Agland Value	32,370		
Site Improvements	40,688		
Total Value	107,116	116.43	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Raised Slab Porch - Open	1143	14x6	1940	84	11.02		926
PATO	Raised Slab Porch - Open	1144	5x3	1940	15	11.02		165



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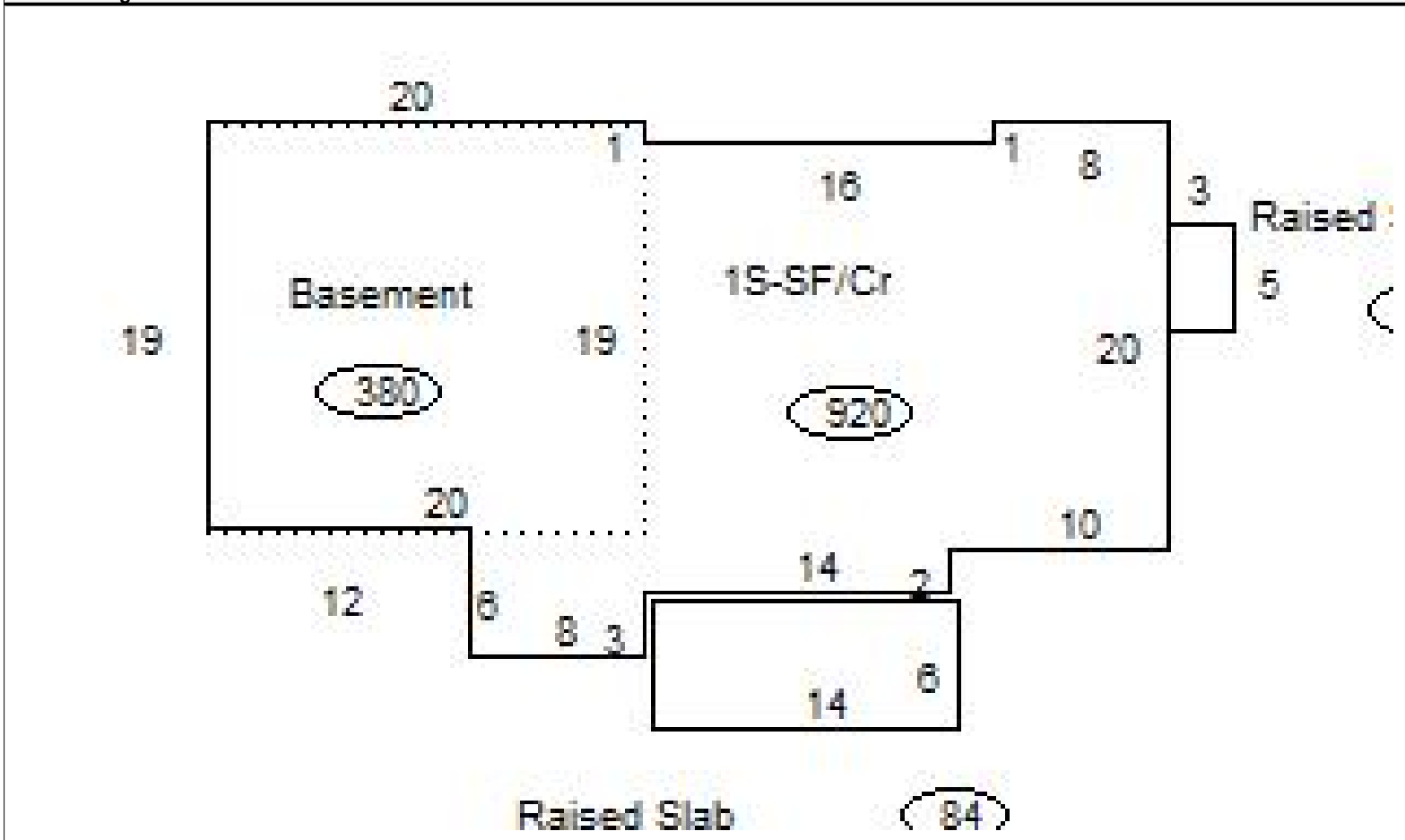
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	920	1.000	920
2	B	1		20	Basement	380	1.000	380
3	M	PATO		20	Raised Slab	84	1.000	84
4	M	PATO		20	Raised Slab	15	1.000	15
<b>Total Building Area</b>						920		920



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SILP Qual 3	Silo - Porcelian Cond 3	0x0x0 Year 1985	Dirt Eff Age 41		30	
		0	0				
		<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (1,487.50 x 30)	44,625		44,625	35,700	8,925
	GBST Qual 3	Grain Bin / 1800 Cond 3	0x0x0 Year 1985	Dirt Eff Age 41		1,800	
		<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (1.62 x 1,800)	2,916		2,916	2,333	583
	GBST Qual 3	Grain Bin - Storage / 1800 Cond 3	0x0x0 Year 1985	Dirt Eff Age 41		1,800	
		<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (1.62 x 1,800)	2,916		2,916	2,333	583
	QUON Qual 3	Quonset - Round Top Cond 3	95x40x14 Year 1985	Dirt Eff Age 41	Galvanized Metal	3,800	
		<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (66% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (7.68 x 3,800)	29,184		29,184	19,261	9,923
	SHDS Qual 3	Shed - Small / EAST OF HOUSE Cond 3	35x30x8 Year 1980	Concrete Eff Age 46	Composition Roll	1,050	
		<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (18.02 x 1,050)	18,921		18,921	15,137	3,784
	GBST Qual 3	Grain Bin - Storage Cond 3	0x0x0 Year 1980	Dirt Eff Age 46		400	
				0			
		<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (1.62 x 400)	648		648	518	130
	SILC Qual 3	Silo - Concrete Cond 3	0x0x0 Year 1975	Dirt Eff Age 51		2,500	
		<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (2.84 x 2,500)	7,100		7,100	5,680	1,420



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	98x38x14	Dirt	Galvanized Metal	3,724
	Qual	3	Cond 3	Year 1965	Eff Age 61	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (79% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (15.36 x 3,724)		57,201		57,201	45,189	12,012
	LNT0	Lean To - Attached	98x28x10	Dirt	Galvanized Metal	2,744
	Qual	3	Cond 3	Year 1965	Eff Age 61	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.55 x 2,744)		12,485		12,485	9,988	2,497
	SHDS	Yard Shed - Metal / CEMENT	16x12x8	Concrete	Galvanized Metal	192
	Qual	3	Cond 3	Year 1965	Eff Age 61	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (21.63 x 192)		4,153		4,153	3,322	831
	BNV	Building No Value / MILK SHED	0x0x0			
	Qual	0	Cond	Year 0	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (0.00 x )						
	BNV	Building No Value	0x0x0			
	Qual	0	Cond	Year 0	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (0.00 x )						



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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%	CR	50			77.667	255	255	19,766	19,766
CA	CAREY SILT 1-3%	NP	50			10.448	160	160	1,672	1,672
LD	LOAMY ALLUVIAL LAND	CR	33			32.941	168	168	5,533	5,533
LD	LOAMY ALLUVIAL LAND	NP	33			8.424	106	106	890	890
QA	QUINLAN LOAM	CR	11			.574	56	56	32	32
QA	QUINLAN LOAM	NP	11			3.209	35	35	113	113
SA	ST.PAUL 0-1%	CR	60			3.819	305	305	1,166	1,166
SA	ST.PAUL 0-1%	NP	60			8.048	192	192	1,545	1,545
WB	WOODWARD 3-8%	NP	33			.877	106	106	93	93
WB	WOODWARD 3-8%	CR	33			7.955	168	168	1,336	1,336
WD	WOODWARD-QUINLAN3-8%	NP	23			3.039	74	74	224	224
<b>NP Totals</b>						157.000			32,370	32,370
<b>Total Agland</b>						157.000			32,370	32,370