




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:23:54
 Page 1

Assessment Data					Primary Image									
Account	300002331				 <p>0000-27-27N-22W-1-001-00_012.JPG 1/31/2023</p>									
Parcel ID	0000-27-27N-22W-1-001-00													
Cadastral ID	0000-27N-22W-27-1-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	1											
Tax Area	102 - 4R-BUFFALO													
Name ID	25170													
WEDER FAMILY, L.L.C. (THE)														
1523 N. 195 ROAD BUFFALO OK 73834-														
Parcel Location														
Situs	2727N22W11													
Subdivision														
Lot/Block	/	Parcel Size	160 - Acres											
Sec/Twn/Rng	27 / 27 / 22 / 1													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.73087318 -99.54174575														
SEC.27-27-22 NE4 BOOK 770 PAGE 766 QCD														
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										
H	Homestead	No	1,000											
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
770/766	WEDER, JOHN (TRUST) &	09/14/2022		04										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	26,579	26,579	12%	3,189	Assessed	22,755 1,791.73						
Year Frozen		Improvements	163,050	163,050		19,566	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00						
TIF Project ID	0	Total Value	189,629	189,629		22,755	Total Taxable	22,755 1,792.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300002331	WEDER FAMILY, L.L.C. (THE)	102	189,629	0	22,755	1,792.00							
2024	2024-300002331	WEDER FAMILY, L.L.C. (THE)	102	194,550	0	22,550	1,836.00							
2023	2023-300002331	WEDER FAMILY, L.L.C. (THE)	102	182,441	1000	20,893	1,728.00							
2022	2022-300002331	WEDER FAMILY, L.L.C. (THE)	102	182,441	1000	20,893	1,719.00							
2021	2021-300002331	WEDER, JOHN (TRUST) &	102	182,441	1000	20,893	1,725.00							
2020	2020-300002331	WEDER, JOHN (TRUST) &	102	182,441	1000	20,893	1,719.00							
2019	2019-0002331	WEDER, JOHN (TRUST) &	102	188,903		21,668	1,796.00							
2018	2018-0002331	WEDER, JOHN (TRUST) &	102	188,903		21,668	1,797.00							
2017	2017-0002331	WEDER, JOHN (TRUST) &	102	184,361		21,123	1,756.00							
2016	2016-0002331	WEDER, JOHN (TRUST) &	102	185,066		21,208	1,805.00							
2015	2015-0002331	WEDER, JOHN (TRUST) &	102	163,506		18,621	1,478.00							
2014	2014-0002331	WEDER, JOHN (TRUST) &	102	160,123		18,215	1,460.00							
2013	2013-0002331	WEDER, JOHN JR. ETUX	102	160,123		18,215	1,451.00							



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:23:55
 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>0000-27-27N-22W-1-001-00 01/27/23</p> <p>0000-27-27N-22W-1-001-00_012.JPG 1/31/2023</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, Siding, Vinyl
Base/Total Area	1,788 / 1,788
Style	100% One Story
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	1,400 Total, 1,400 Partition
Garage Type	
Remodel	
Year/Eff Age	1940 / 86

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		

Cost Approach		Manual :	
Base Cost	80.19	Total Misc Impr	+ 11,460
Roofing Adj	+ 3.83	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 247,315
Heat/Cool Adj	+ 10.77	Depreciation (80%)	- 197,852
Plumbing Adj	+ 5.48	Lump Sums	+ 0
Basement Adj	+ 31.65	RCNLD	= 49,463
Adj Base Cost	= 131.91	Lot Value	+ 5,000
Total Area	x 1,788	Indicated Value	= 54,463
Adjusted Cost	= 235,855	Value Per SqFt	30.46

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	49,463	
Lot Value	5,000	
Indicated Value	54,463	30.46 Per SqFt
Agland Value	21,579	
Site Improvements	115,636	
Total Value	191,678	107.20 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	1170	50x7		350	22.01		7,704
WODO	Wood Deck - Open	1173	20x10		200	18.78		3,756



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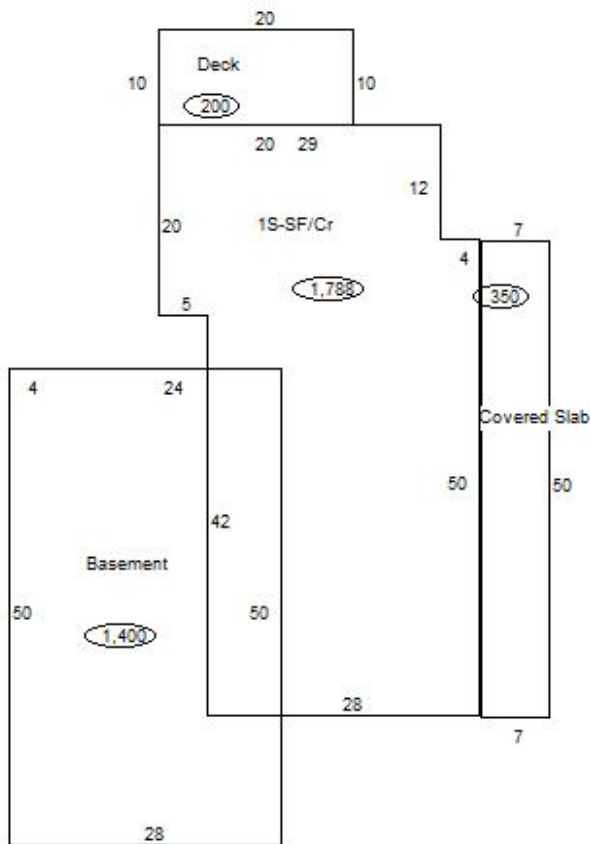
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:23:55
 Page 3

Sketch Image

300002331



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	Covered Slab	350	1.000	350
2	B	2		20	Basement	1,400	1.000	1,400
3	R	1	Crawl	20	1S-SF/Cr	1,788	1.000	1,788
4	M	WODO		20	Deck	200	1.000	200
Total Building Area						1,788		1,788



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:23:55
Page 4

300002331

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shipping/Storage Container	40x8x8			320	
	Qual	3	Cond 3	Year 2014	Eff Age 12		
	Valuation Summary		Modifier Total		RCN	Depr (46% Phys/ % Func)	RCNLD
		Base Cost (19.22 x 320)	6,150		6,150	2,829	3,321
	SHDS	Yard Shed - Metal	12x12x8		Formed Metal	144	
	Qual	3	Cond 3	Year 2010	Eff Age 16		
	Valuation Summary		Modifier Total		RCN	Depr (52% Phys/ % Func)	RCNLD
		Base Cost (22.09 x 144)	3,181		3,181	1,654	1,527
	SHDS	Shipping/Storage Container	20x8x8			160	
	Qual	3	Cond 3	Year 2008	Eff Age 18		
	Valuation Summary		Modifier Total		RCN	Depr (56% Phys/ % Func)	RCNLD
		Base Cost (22.53 x 160)	3,605		3,605	2,019	1,586
	SHDS	Shipping/Storage Container	20x8x8			160	
	Qual	3	Cond 3	Year 2006	Eff Age 20		
	Valuation Summary		Modifier Total		RCN	Depr (59% Phys/ % Func)	RCNLD
		Base Cost (22.53 x 160)	3,605		3,605	2,127	1,478
	GBST	Grain Bin - Storage 54,000 BU	0x0x0			54,000	
	Qual	3	Cond 3	Year 2005	Eff Age 21		
	Valuation Summary		Modifier Total		RCN	Depr (61% Phys/ % Func)	RCNLD
		Base Cost (1.09 x 54,000)	58,860		58,860	35,905	22,955
	BFT1	Bulk Feed Tank - Single 15 TON	0x0x0			15	
	Qual	3	Cond 3	Year 1995	Eff Age 31		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (236.24 x 15)	3,544		3,544	2,835	709
	BFT1	Bulk Feed Tank - Single 20 TON	0x0x0			20	
	Qual	3	Cond 3	Year 1995	Eff Age 31		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (236.24 x 20)	4,725		4,725	3,780	945



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:23:55
Page 5

300002331

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	80x70x14	Concrete	Formed Metal	5,600
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD
	Base Cost (19.98 x 5,600)		111,888	111,888	77,203	34,685
	EQSH	Equipment Shed	75x48x12		Formed Metal	3,600
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD
	Base Cost (18.79 x 3,600)		67,644	67,644	46,674	20,970
	EQSH	Equipment Shed	80x40x12		Formed Metal	3,200
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD
	Base Cost (19.10 x 3,200)		61,120	61,120	42,173	18,947
	GBST	Grain Bin - Storage 12,500 BU	0x0x0			12,500
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (1.56 x 12,500)		19,500	19,500	15,600	3,900
	GBST	Grain Bin - Storage 12,50 BU	0x0x0			12,500
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (1.56 x 12,500)		19,500	19,500	15,600	3,900
	GBST	Grain Bin 2,200 BU	0x0x0			2,200
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (1.62 x 2,200)		3,564	3,564	2,851	713



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:23:55
Page 6

Agland Inventory

300002331

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			5.740	160	160	918	918
CA	CAREY SILT 1-3%	CR	50			21.479	255	255	5,466	5,466
QA	QUINLAN LOAM	NP	11			16.782	35	35	591	591
QA	QUINLAN LOAM	CR	11			.070	56	56	4	4
QC	QUINLAN-WDWARD 5-12%	NP	14			10.437	45	45	468	468
QC	QUINLAN-WDWARD 5-12%	CR	14			28.717	71	71	2,046	2,046
SA	ST.PAUL 0-1%	NP	60			1.305	192	192	251	251
SA	ST.PAUL 0-1%	CR	60			.488	305	305	149	149
WB	WOODWARD 3-8%	NP	33			6.105	106	106	645	645
WB	WOODWARD 3-8%	CR	33			60.950	168	168	10,238	10,238
WD	WOODWARD-QUINLAN3-8%	NP	23			.198	74	74	15	15
WD	WOODWARD-QUINLAN3-8%	CR	23			6.728	117	117	788	788
CR Totals						159.000			21,579	21,579
Total Agland						159.000			21,579	21,579