



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 300002333 Parcel ID 0000-27-27N-22W-3-001-00 Cadastral ID 0000-27N-22W-27-3-001-00 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 102 - 4R-BUFFALO Name ID 12834 WEDER, TOMMY R. & SHAYLYN K. WEDER 406 US HWY 183 BUFFALO OK 73834-0000 Parcel Location Situs 2727N22W31 Subdivision Lot/Block / Parcel Size 80 - Acres Sec/Twn/Rng 27 / 27 / 22 / 3 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO					<p>0000-27-27N-22W-3-001-00 01/26/23</p> <p>0000-27-27N-22W-3-001-00_001.JPG 1/26/2023</p>																																																																																																																				
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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities Method Base Lot Value Factor Value Adjustments Lot Value	 <p>0000-27-27N-22W-3-001-00 01/26/23</p> <p>0000-27-27N-22W-3-001-00_001.JPG 1/26/2023</p>

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	12,666
Site Improvements	3,101
Total Value	15,767 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		
	SHDS	Shipping/Storage Container	20x8x8			160		
	Qual	3	Cond	3	Year	2012	Eff Age	14
	Valuation Summary		Modifier Total		RCN	Depr (49% Phys/ % Func)	RCNLD	
Base Cost (22.53 x 160)		3,605			3,605	1,766	1,839	
	LOAF	HANGER	70x10x8		Galvanized Metal	700		
	Qual	1	Cond	1	Year	1990	Eff Age	50
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (4.51 x 700)		3,157			3,157	2,526	631	
	LOAF	HANGER	70x10x8		Galvanized Metal	700		
	Qual	1	Cond	1	Year	1960	Eff Age	92
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (4.51 x 700)		3,157			3,157	2,526	631	



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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			8.648	255	255	2,201	2,201
CA	CAREY SILT 1-3%	NP	50			.480	160	160	77	77
QA	QUINLAN LOAM	NP	11			6.246	35	35	220	220
QA	QUINLAN LOAM	CR	11			1.576	56	56	88	88
W	WATER	NP	0			1.439	0	0	0	0
W	WATER	CR	0			.057	0	0	0	0
WB	WOODWARD 3-8%	NP	33			1.196	106	106	126	126
WB	WOODWARD 3-8%	CR	33			56.825	168	168	9,545	9,545
WD	WOODWARD-QUINLAN3-8%	NP	23			.088	74	74	6	6
WD	WOODWARD-QUINLAN3-8%	CR	23			3.444	117	117	403	403
CR Totals						80.000			12,666	12,666
Total Agland						80.000			12,666	12,666