



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:25:03
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300002420 Parcel ID 0000-01-27N-23W-4-006-00 Cadastral ID 0000-27N-23W-01-4-006-00 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 102 - 4R-BUFFALO Name ID 25846 NELSON, RYAN AND JACQUELYNE SNIDER P O BOX 192 BUFFALO OK 73834- Parcel Location Situs 127N23W46 Subdivision Lot/Block / Parcel Size 4.82 - Acres Sec/Twn/Rng 1 / 27 / 23 / 4 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO					<p>f:\pictures\0000-01-27N-23W-4-006-00-001-000-002.jpg 6/8/2020</p>																																																																																																																				
Legal Description Lat/Long: 36.87163554 -99.61057216 SEC 1-27N-23W TRACT IN W/2SE/4 CONT. 4.82 ACRES BOOK 793 PAGE 605 2026: ACCOUNTS 2420 + 2421 COMBINED																																																																																																																									
Exemptions <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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						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																																																																																																	
Code	Type	Active	Maximum	Exemption																																																																																																																					
Number	Description	Opened	Closed	Amount																																																																																																																					
Parcel Valuation <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>2026</td> <td>Land Value 3,615</td> <td>3,615</td> <td>12%</td> <td>434</td> <td>Assessed</td> <td>434</td> <td>34.17</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements 0</td> <td>0</td> <td></td> <td>0</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 3,615</td> <td>3,615</td> <td></td> <td>434</td> <td>Total Taxable</td> <td>434</td> <td>34.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	Remove Cap	2026	Land Value 3,615	3,615	12%	434	Assessed	434	34.17	Year Frozen		Improvements 0	0		0	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 3,615	3,615		434	Total Taxable	434	34.00	Sale History <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>793/605</td> <td>STEBENS, LARRY G. &</td> <td>11/10/2025</td> <td>375,000</td> <td>MQ</td> </tr> <tr> <td>572/830</td> <td>SAWYER, SIDNEY L. ETUX</td> <td>04/19/2002</td> <td>0</td> <td>MQ</td> </tr> <tr> <td>525/782</td> <td>MCGLAUN, GENE & LINDA C.</td> <td>06/05/1997</td> <td>0</td> <td>MQ</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	793/605	STEBENS, LARRY G. &	11/10/2025	375,000	MQ	572/830	SAWYER, SIDNEY L. ETUX	04/19/2002	0	MQ	525/782	MCGLAUN, GENE & LINDA C.	06/05/1997	0	MQ																																															
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																																																																																																																	
Remove Cap	2026	Land Value 3,615	3,615	12%	434	Assessed	434	34.17																																																																																																																	
Year Frozen		Improvements 0	0		0	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																																																																																																	
TIF Project ID	0	Total Value 3,615	3,615		434	Total Taxable	434	34.00																																																																																																																	
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
793/605	STEBENS, LARRY G. &	11/10/2025	375,000	MQ																																																																																																																					
572/830	SAWYER, SIDNEY L. ETUX	04/19/2002	0	MQ																																																																																																																					
525/782	MCGLAUN, GENE & LINDA C.	06/05/1997	0	MQ																																																																																																																					
Assessment History <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>2025-300002420</td><td>STEBENS, LARRY G. &</td><td>102</td><td>1,958</td><td>0</td><td>235</td><td>19.00</td></tr> <tr><td>2024</td><td>2024-300002420</td><td>STEBENS, LARRY G. &</td><td>102</td><td>1,958</td><td>0</td><td>235</td><td>19.00</td></tr> <tr><td>2023</td><td>2023-300002420</td><td>STEBENS, LARRY G. &</td><td>102</td><td>1,958</td><td>0</td><td>235</td><td>19.00</td></tr> <tr><td>2022</td><td>2022-300002420</td><td>STEBENS, LARRY G. &</td><td>102</td><td>1,958</td><td>0</td><td>235</td><td>19.00</td></tr> <tr><td>2021</td><td>2021-300002420</td><td>STEBENS, LARRY G. AND</td><td>102</td><td>1,958</td><td>0</td><td>235</td><td>19.00</td></tr> <tr><td>2020</td><td>2020-300002420</td><td>STEBENS, LARRY G. AND</td><td>102</td><td>1,958</td><td>0</td><td>235</td><td>19.00</td></tr> <tr><td>2019</td><td>2019-0002420</td><td>STEBENS, LARRY G. AND</td><td>102</td><td>1,958</td><td></td><td>235</td><td>19.00</td></tr> <tr><td>2018</td><td>2018-0002420</td><td>STEBENS, LARRY G. AND</td><td>102</td><td>1,958</td><td></td><td>235</td><td>19.00</td></tr> <tr><td>2017</td><td>2017-0002420</td><td>STEBENS, LARRY G. AND</td><td>102</td><td>1,958</td><td></td><td>235</td><td>20.00</td></tr> <tr><td>2016</td><td>2016-0002420</td><td>STEBENS, LARRY G. AND</td><td>102</td><td>1,958</td><td></td><td>235</td><td>20.00</td></tr> <tr><td>2015</td><td>2015-0002420</td><td>STEBENS, LARRY G. AND</td><td>102</td><td>1,958</td><td></td><td>235</td><td>19.00</td></tr> <tr><td>2014</td><td>2014-0002420</td><td>STEBENS, LARRY G. AND</td><td>102</td><td>1,958</td><td></td><td>235</td><td>19.00</td></tr> <tr><td>2013</td><td>2013-0002420</td><td>STEBENS, LARRY G. AND</td><td>102</td><td>1,958</td><td></td><td>235</td><td>19.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-300002420	STEBENS, LARRY G. &	102	1,958	0	235	19.00	2024	2024-300002420	STEBENS, LARRY G. &	102	1,958	0	235	19.00	2023	2023-300002420	STEBENS, LARRY G. &	102	1,958	0	235	19.00	2022	2022-300002420	STEBENS, LARRY G. &	102	1,958	0	235	19.00	2021	2021-300002420	STEBENS, LARRY G. AND	102	1,958	0	235	19.00	2020	2020-300002420	STEBENS, LARRY G. AND	102	1,958	0	235	19.00	2019	2019-0002420	STEBENS, LARRY G. AND	102	1,958		235	19.00	2018	2018-0002420	STEBENS, LARRY G. AND	102	1,958		235	19.00	2017	2017-0002420	STEBENS, LARRY G. AND	102	1,958		235	20.00	2016	2016-0002420	STEBENS, LARRY G. AND	102	1,958		235	20.00	2015	2015-0002420	STEBENS, LARRY G. AND	102	1,958		235	19.00	2014	2014-0002420	STEBENS, LARRY G. AND	102	1,958		235	19.00	2013	2013-0002420	STEBENS, LARRY G. AND	102	1,958		235	19.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-300002420	STEBENS, LARRY G. &	102	1,958	0	235	19.00																																																																																																																		
2024	2024-300002420	STEBENS, LARRY G. &	102	1,958	0	235	19.00																																																																																																																		
2023	2023-300002420	STEBENS, LARRY G. &	102	1,958	0	235	19.00																																																																																																																		
2022	2022-300002420	STEBENS, LARRY G. &	102	1,958	0	235	19.00																																																																																																																		
2021	2021-300002420	STEBENS, LARRY G. AND	102	1,958	0	235	19.00																																																																																																																		
2020	2020-300002420	STEBENS, LARRY G. AND	102	1,958	0	235	19.00																																																																																																																		
2019	2019-0002420	STEBENS, LARRY G. AND	102	1,958		235	19.00																																																																																																																		
2018	2018-0002420	STEBENS, LARRY G. AND	102	1,958		235	19.00																																																																																																																		
2017	2017-0002420	STEBENS, LARRY G. AND	102	1,958		235	20.00																																																																																																																		
2016	2016-0002420	STEBENS, LARRY G. AND	102	1,958		235	20.00																																																																																																																		
2015	2015-0002420	STEBENS, LARRY G. AND	102	1,958		235	19.00																																																																																																																		
2014	2014-0002420	STEBENS, LARRY G. AND	102	1,958		235	19.00																																																																																																																		
2013	2013-0002420	STEBENS, LARRY G. AND	102	1,958		235	19.00																																																																																																																		



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:25:03
 Page 2

Lot Data	Acre - TRACTS & ACREAGE	Primary Image
Lot Size		<p>0000-01-27N-23W-4-006-00</p> <p>f:\pictures\0000-01-27N-23W-4-006-00-001-000-002.jpg 6/8/2020</p>
Lot Count	0	
Units Buildable	0	
Non-Ag Acres	4.82	
Topography		
Street Access		
Utilities		
Amenities		
Method	Acre	
Base Lot Value	4.82 x 750.00 = 3,615	
Factor Value		
Adjustments		
Lot Value	3,615	

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	+ 3,615
Total Area	x	Indicated Value	= 3,615
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements		
Lot Value	3,615	
Indicated Value	3,615	0.00 Per SqFt
Agland Value		
Site Improvements		
Total Value	3,615	0.00 Total Value Per SqFt

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