



# 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	300002428													
Parcel ID	0000-01-27N-23W-4-014-00													
Cadastral ID	0000-27N-23W-01-4-014-00													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	2											
Tax Area	102 - 4R-BUFFALO													
Name ID	13399													
WEDER, PAMELA S.														
P O BOX 370 BUFFALO OK 73834-0000														
Parcel Location														
Situs	MAPLE DR													
Subdivision														
Lot/Block	/	Parcel Size	1.6 - Acres											
Sec/Twn/Rng	1 / 27 / 23 / 4													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
HOUSE 5/9/2024														
Legal Description Lat/Long: 36.85069608 -99.62829613														
SEC 1-27-23 TRACT IN SE4 BOOK 698 PAGE 541														
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	/	WEDER, PAMELA S.								
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	5,450	5,450	12%	654	Assessed	15,136	1,191.81					
Year Frozen		Improvements	120,686	120,686		14,482	Penalty	0						
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	1,000	-79.00					
TIF Project ID	0	Total Value	126,136	126,136	15,136	Total Taxable	14,136	1,113.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300002428	WEDER, PAMELA S.	102	126,136	1000	14,136	1,113.00							
2024	2024-300002428	WEDER, PAMELA S.	102	134,801	1000	13,817	1,125.00							
2023	2023-300002428	WEDER, PAMELA S.	102	119,884	1000	13,386	1,107.00							
2022	2022-300002428	WEDER, PAMELA S.	102	119,798	1000	13,376	1,100.00							
2021	2021-300002428	WEDER, PAMELA S.	102	117,944	1000	13,153	1,086.00							
2020	2020-300002428	WEDER, PAMELA S.	102	117,944	1000	13,058	1,075.00							
2019	2019-0002428	WEDER, PAMELA S.	102	122,551		12,649	1,048.00							
2018	2018-0002428	WEDER, PAMELA S.	102	124,897		12,252	1,016.00							
2017	2017-0002428	WEDER, PAMELA S.	102	118,813		11,866	987.00							
2016	2016-0002428	WEDER, PAMELA S.	102	120,962		11,491	978.00							
2015	2015-0002428	WEDER, PAMELA S.	102	112,368		11,128	883.00							
2014	2014-0002428	WEDER, PAMELA S.	102	107,011		10,774	863.00							
2013	2013-0002428	WEDER, DOUGLAS E. &	102	102,726		9,463	754.00							



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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1.6 Topography Street Access Utilities Amenities  Method Acre Base Lot Value 1.60 x 3,406.25 = 5,450 Factor Value Adjustments Lot Value 5,450		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,663 / 1,663
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	1,663 Total, 1,794 Partition
Garage Type	572 Built-In Garage
Remodel	
Year/Eff Age	1975 / 51

HOUSE	5/9/2024
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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	88.79	Total Misc Impr	+ 12,359
Roofing Adj	+ 3.88	Garage Cost	+ 12,855
Subfloor Adj	+ 0.00	Total RCN	= 280,518
Heat/Cool Adj	+ 10.77	Depreciation ( 56%)	- 157,090
Plumbing Adj	+ 7.95	Lump Sums	+ 0
Basement Adj	+ 42.13	RCNLD	= 123,428
Adj Base Cost	= 153.52	Lot Value	+ 5,450
Total Area	x 1,663	Indicated Value	= 128,878
Adjusted Cost	= 255,304	Value Per SqFt	77.50

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	123,428		
Lot Value	5,450		
Indicated Value	128,878	77.50	Per SqFt
Agland Value			
Site Improvements	2,930		
Total Value	131,808	79.26	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	1251	38x20		760	14.41		10,952
PATO	Raised Slab Porch - Open	11970	150		150	9.38		1,407



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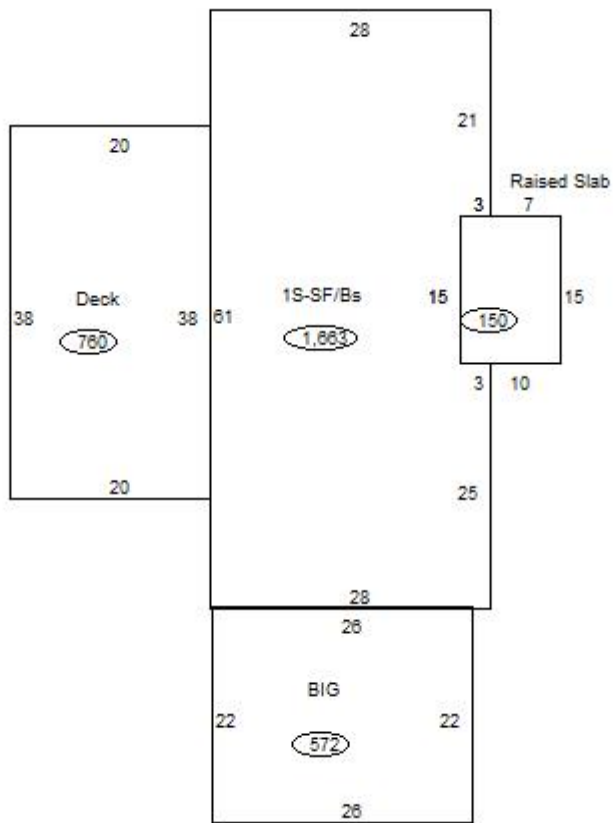
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Basement	20	1S-SF/Bs	1,663	1.000	1,663
2	G	8		20	BIG	572	1.000	572
3	M	WODO		20	Deck	760	1.000	760
4	M	PATO		20	Raised Slab	150	1.000	150
<b>Total Building Area</b>						1,663		1,663



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed - Wood	12x12x8	Dirt	Composition Roll	144	
	Qual	3	Cond 3	Year 2008	Eff Age 18		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (56% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (17.84 x 144)		2,569		2,569	1,439	1,130
	PAVA	Paving - Asphalt DRIVEWAY	191x24x0			4,500	
	Qual	1	Cond 1	Year 1975	Eff Age 71		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (2.00 x 4,500)		9,000		9,000	7,200	1,800