



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	300002439																							
Parcel ID	0000-02-27N-23W-4-002-00																							
Cadastral ID	0000-27N-23W-02-4-002-00																							
Property Type	REAL - Real Property																							
Property Class	RA	VI Area	2																					
Tax Area	102 - 4R-BUFFALO																							
Name ID	13407																							
LOVE, GAYLON D. & KERRI D. LOVE																								
1191 N 190 RD BUFFALO OK 73834-0000																								
Parcel Location																								
Situs	227N23W42																							
Subdivision																								
Lot/Block	/	Parcel Size	37.71 - Acres																					
Sec/Twn/Rng	2 / 27 / 23 / 4																							
Neighborhood	1000 - COUNTY																							
School District	4-BUFFAL - 4-BUFFALO																							
Legal Description Lat/Long: 36.85160577 -99.63350003																								
SEC 2-27-23 SE4SE4 LESS 2.29 A BOOK 556 PAGE 696																								
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																								
<table border="1"> <thead> <tr> <th>Code</th><th>Type</th><th>Active</th><th>Maximum</th><th>Exemption</th><th>Bk/Pg</th><th>Grantor</th><th>Date</th><th>Price</th><th>Code</th></tr> </thead> <tbody> <tr> <td>H</td><td>Homestead</td><td>Yes</td><td>1,000</td><td>1,000</td><td>556/696</td><td>BRYANT, BRAD, ETAL</td><td>11/23/1999</td><td>85,000</td><td>MQ</td></tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	H	Homestead	Yes	1,000	1,000	556/696	BRYANT, BRAD, ETAL	11/23/1999	85,000	MQ
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code															
H	Homestead	Yes	1,000	1,000	556/696	BRYANT, BRAD, ETAL	11/23/1999	85,000	MQ															
Sale History																								
Parcel Valuation																								
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																
Remove Cap		Land Value	9,747	9,747	12%	1,170	Assessed	23,752	1,870.23															
Year Frozen		Improvements	208,402	188,185		22,582	Penalty	0																
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-79.00															
TIF Project ID	0	Total Value	218,149	197,932		23,752	Total Taxable	22,752	1,791.00															
Assessment History																								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																	
2025	2025-300002439	LOVE, GAYLON D. &	102	218,149	1000	22,060	1,737.00																	
2024	2024-300002439	LOVE, GAYLON D. &	102	218,081	1000	20,532	1,672.00																	
2023	2023-300002439	LOVE, GAYLON D. &	102	192,346	1000	19,906	1,647.00																	
2022	2022-300002439	LOVE, GAYLON D. &	102	169,138	1000	19,297	1,587.00																	
2021	2021-300002439	LOVE, GAYLON D. &	102	166,297	1000	18,956	1,565.00																	
2020	2020-300002439	LOVE, GAYLON D. &	102	150,971	1000	17,117	1,409.00																	
2019	2019-0002439	LOVE, GAYLON D. &	102	153,130		17,053	1,413.00																	
2018	2018-0002439	LOVE, GAYLON D. &	102	157,415		16,528	1,371.00																	
2017	2017-0002439	LOVE, GAYLON D. &	102	152,040		16,017	1,332.00																	
2016	2016-0002439	LOVE, GAYLON D. &	102	127,070		13,840	1,178.00																	
2015	2015-0002439	LOVE, GAYLON D. &	102	121,623		13,407	1,064.00																	
2014	2014-0002439	LOVE, GAYLON D. &	102	116,562		12,988	1,041.00																	
2013	2013-0002439	LOVE, GAYLON D. &	102	134,323		12,795	1,019.00																	



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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 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,392 / 2,392
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	
Garage Type	984 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1975 / 51

HOUSE	5/23/2024
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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	82.19	Total Misc Impr	+ 8,746
Roofing Adj	+ 3.59	Garage Cost	+ 32,611
Subfloor Adj	+ 0.00	Total RCN	= 282,064
Heat/Cool Adj	+ 10.77	Depreciation (56%)	- 157,956
Plumbing Adj	+ 4.09	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 124,108
Adj Base Cost	= 100.63	Lot Value	+ 5,000
Total Area	x 2,392	Indicated Value	= 129,108
Adjusted Cost	= 240,707	Value Per SqFt	53.97

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	124,108		
Lot Value	5,000		
Indicated Value	129,108	53.97	Per SqFt
Agland Value	4,747		
Site Improvements	81,671		
Total Value	215,526	90.10	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	1283	30x16	1975	480	7.33		3,518
PATO	Slab Porch - Open	1284	14x4	1975	56	9.78		548
CPDT	Carport - Detached	7612	22x22	2000	484	9.67		4,680



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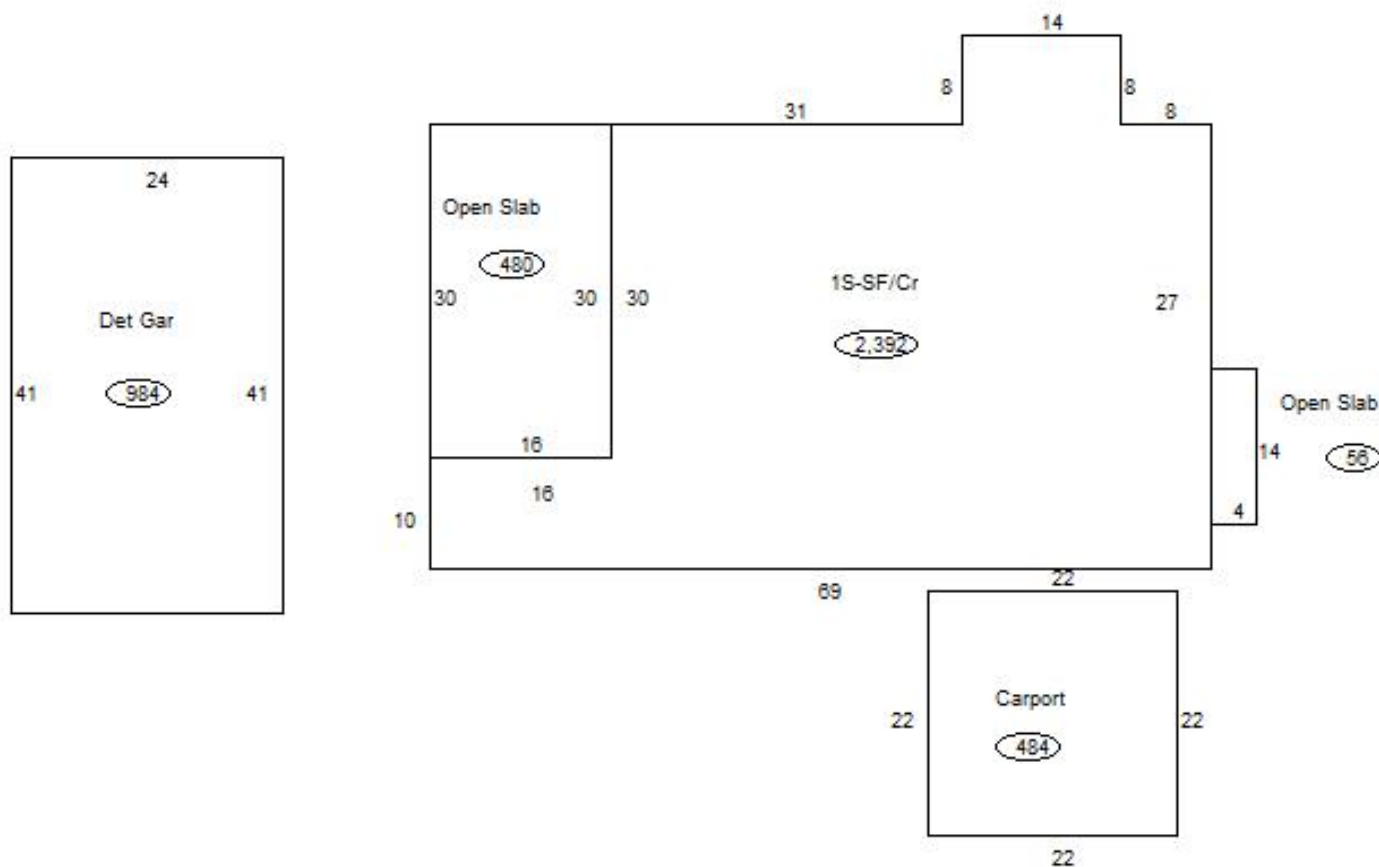
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Open Slab	480	1.000	480
2	M	PATO		20	Open Slab	56	1.000	56
3	R	1	Crawl	20	1S-SF/Cr	2,392	1.000	2,392
4	G	2		20	Det Gar	984	1.000	984
5	M	CPDT		20	Carport	484	1.000	484
Total Building Area						2,392		2,392



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BFT1	Bulk Feed Tank - Single	0x0x0	Dirt		30
	Qual 3	Cond 3	Year 2024	Eff Age 2		
			0			
	Valuation Summary		Modifier Total	RCN	Depr (12% Phys/ % Func)	RCNLD
	Base Cost (236.24 x 30)		7,087	7,087	850	6,237
	UTIL	UTILITY BUILDING (RV SHELTER)	20x40x16	Concrete	Formed Metal	800
	Qual 3	Cond 3	Year 2020	Eff Age 6		
	Valuation Summary		Modifier Total	RCN	Depr (11% Phys/ % Func)	RCNLD
	Base Cost (28.68 x 800)		22,944	22,944	2,524	20,420
	SHDS	Yard Shed - Wood	12x12x8	Base	Composition Shingle	144
	Qual 3	Cond 3	Year 2016	Eff Age 10		
	Valuation Summary		Modifier Total	RCN	Depr (42% Phys/ % Func)	RCNLD
	Base Cost (21.29 x 144)		3,066	3,066	1,288	1,778
	UTIL	Utility Building	36x24x10	Base	Galvanized Metal	864
	Qual 3	Cond 3	Year 2016	Eff Age 10		
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (25.34 x 864)		21,894	21,894	4,379	17,515
	SHDS	Yard Shed - Metal	16x12x8	Dirt	Galvanized Metal	192
	Qual 4	Cond 3	Year 2016	Eff Age 10		
	Valuation Summary		Modifier Total	RCN	Depr (42% Phys/ % Func)	RCNLD
	Base Cost (17.39 x 192)		3,339	3,339	1,402	1,937
	HAYS	Open Face Shed OPF SHED	12x32x10	Dirt	Galvanized Metal	384
	Qual 3	Cond 3	Year 2008	Eff Age 18		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (6.89 x 384)		2,646	2,646	1,323	1,323
	UTIL	Utility Building	60x40x16	Concrete	Galvanized Metal	2,400
	Qual 3	Cond 3	Year 2006	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
	Base Cost (22.29 x 2,400)		53,496	53,496	26,213	27,283



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed - Metal / SHIPPING CONTAINER	40x8x6	Base		320	
	Qual	3	Cond 3	Year 2000	Eff Age 26		
	Valuation Summary		Modifier Total		RCN	Depr (70% Phys/ % Func)	RCNLD
		Base Cost (19.22 x 320)	6,150		6,150	4,305	1,845
	LOAF	Loafing Shed	22x40x20	Dirt	Galvanized Metal	880	
	Qual	3	Cond 3	Year 1995	Eff Age 31		
	Valuation Summary		Modifier Total		RCN	Depr (78% Phys/ % Func)	RCNLD
		Base Cost (5.41 x 880)	4,761		4,761	3,714	1,047
	SHDS	Yard Shed - Metal	20x20x8	Dirt	Galvanized Metal	400	
	Qual	4	Cond 4	Year 1995	Eff Age 25		
	Valuation Summary		Modifier Total		RCN	Depr (68% Phys/ % Func)	RCNLD
		Base Cost (14.63 x 400)	5,852		5,852	3,979	1,873
	SHDS	Yard Shed - Metal	10x10x6	Dirt	Galvanized Metal	100	
	Qual	3	Cond 3	Year 1995	Eff Age 31		
	Valuation Summary		Modifier Total		RCN	Depr (78% Phys/ % Func)	RCNLD
		Base Cost (18.77 x 100)	1,877		1,877	1,464	413



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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
LD	LOAMY ALLUVIAL LAND	NP	33			9.602	106	106	1,014	1,014
PC	PRATT LOAMY BILLOWY	NP	37			6.573	118	118	778	778
PD	PRATT LOAMY HUMMOCKY	NP	31			7.489	99	99	743	743
QC	QUINLAN-WDWARD 5-12%	NP	14			.011	45	45	0	0
WB	WOODWARD 3-8%	NP	33			1.158	106	106	122	122
YA	YAHOLA FINE SANDY	NP	55			11.878	176	176	2,090	2,090
NP Totals						36.710			4,747	4,747
Total Agland						36.710			4,747	4,747