



# 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	300002486													
Parcel ID	0000-10-27N-23W-1-003-00													
Cadastral ID	0000-27N-23W-10-1-003-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	2											
Tax Area	102 - 4R-BUFFALO													
Name ID	24464													
LAUER, SONNY JOE														
P.O. BOX 53 BUFFALO OK 73834-														
Parcel Location														
Situs	1027N23W13													
Subdivision														
Lot/Block	/	Parcel Size	43 - Acres											
Sec/Twn/Rng	10 / 27 / 23 / 1													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.94003492 -99.84104110														
SEC.10-27-23 TRACT IN W2E2 BOOK 758 PAGE 454 BOOK 749 PAGE 273														
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	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
758/439	STINSON, PATSY D. (TRUST)	03/11/2021	176,000	04										
/	STINSON, PATSY D. (TRUST)													
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap	2022	Land Value	10,161	10,161	12%	1,219	Assessed	11,670	918.90					
Year Frozen		Improvements	87,091	87,091		10,451	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-79.00					
TIF Project ID	0	Total Value	97,252	97,252		11,670	Total Taxable	10,670	840.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300002486	LAUER, SONNY JOE	102	97,252	1000	10,357	816.00							
2024	2024-300002486	LAUER, SONNY JOE	102	99,786	1000	10,026	816.00							
2023	2023-300002486	LAUER, SONNY JOE	102	89,211	0	10,705	886.00							
2022	2022-300002486	LAUER, SONNY JOE	102	88,806	0	10,656	877.00							
2021	2021-300002486	LAUER, SONNY JOE	102	84,136	0	9,644	796.00							
2020	2020-300002486	STINSON, PATSY D. (TRUST)	102	84,136	0	9,363	770.00							
2019	2019-0002486	STINSON, PATSY D. (TRUST)	102	94,443		9,267	768.00							
2018	2018-0002486	STINSON, PATSY D. (TRUST)	102	95,134		8,969	744.00							
2017	2017-0002486	STINSON, PATSY D. (TRUST)	102	91,669		8,678	721.00							
2016	2016-0002486	STINSON, PATSY D. (TRUST)	102	92,361		8,397	715.00							
2015	2015-0002486	STINSON, PATSY D. (TRUST)	102	90,967		8,123	645.00							
2014	2014-0002486	STINSON, PATSY D. (TRUST)	102	88,014		7,857	630.00							
2013	2013-0002486	STINSON, PATSY D. (TRUST)	102	88,736		7,599	605.00							




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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		 <p>0000-10-27N-23W-1-003-00            2486 11/02/2020</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.2 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	2,538 / 2,538
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	2 Composition Roll
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1935 / 91

Home 11/3/2020

### 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		

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	57,305		
Lot Value	5,000		
Indicated Value	62,305	24.55	Per SqFt
Agland Value	5,161		
Site Improvements	29,858		
Total Value	97,324	38.35	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	78.34	Total Misc Impr	+ 40,696
Roofing Adj	+ 3.03	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 286,527
Heat/Cool Adj	+ 11.39	Depreciation ( 80%)	- 229,222
Plumbing Adj	+ 4.09	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 57,305
Adj Base Cost	= 96.86	Lot Value	+ 5,000
Total Area	x 2,538	Indicated Value	= 62,305
Adjusted Cost	= 245,831	Value Per SqFt	24.55

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	11971	2746		2,746	14.82		40,696



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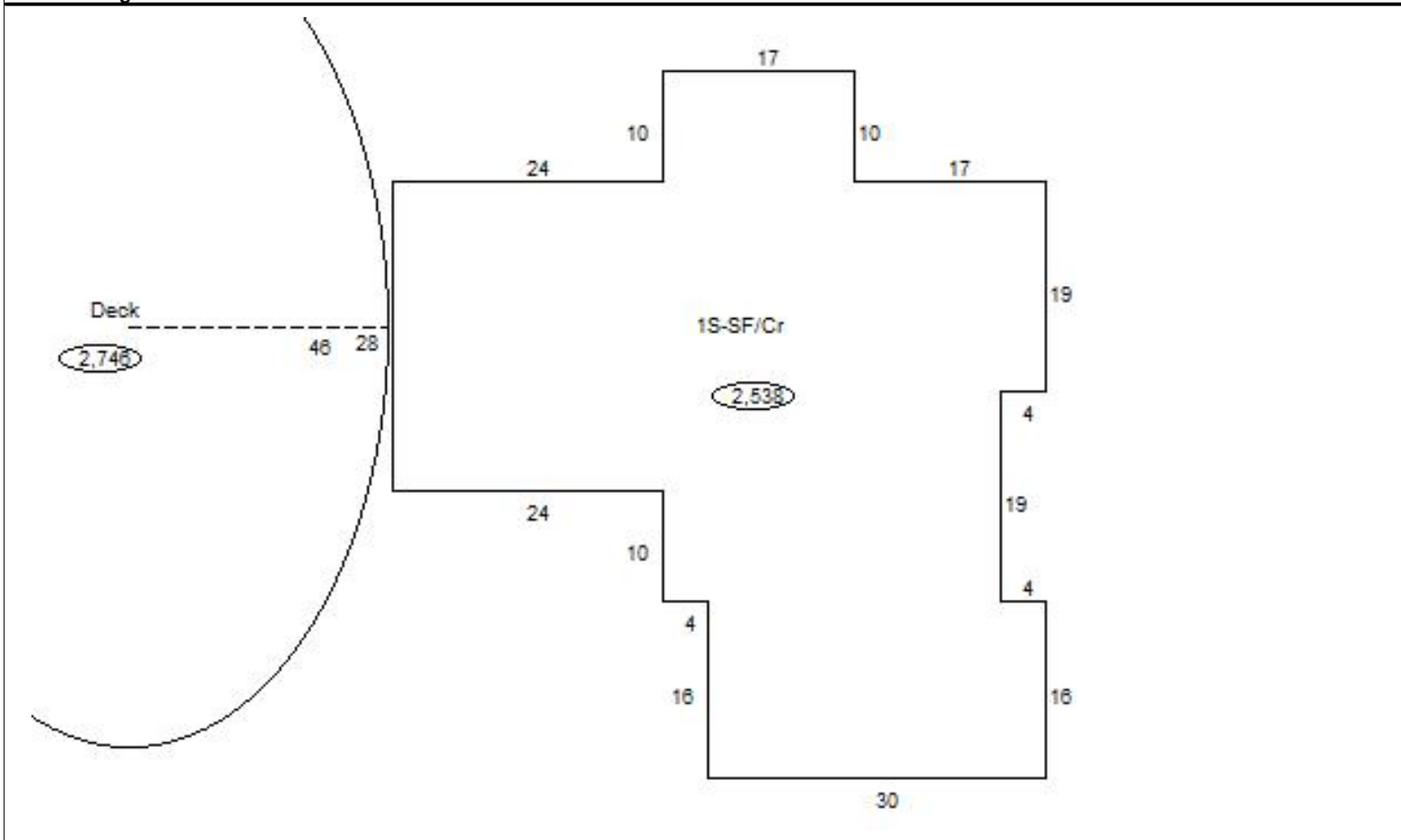
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	2,538	1.000	2,538
2	M	WODO		20	Deck	2,746	1.000	2,746
<b>Total Building Area</b>						2,538		2,538



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PACN	Paving - Concrete Drive	42x30x0			1,260	
	Qual	3	Cond 3	Year 1992	Eff Age 34		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (4.04 x 1,260)	5,090		5,090	4,072	1,018
	UTIL	Utility Building	60x40x8	Concrete	Formed Metal	2,400	
	Qual	3	Cond 3	Year 1992	Eff Age 34		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (60% Phys/ 0% Func)</b>	<b>RCNLD</b>	
		Base Cost (23.51 x 2,400)	56,424		56,424	33,854	22,570
	SHDS	Yard Shed - Metal #2 Center Flat Roof	12x8x8		Formed Metal	96	
	Qual	3	Cond 3	Year 1990	Eff Age 36		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ 0% Func)</b>	<b>RCNLD</b>	
		Base Cost (24.56 x 96)	2,358		2,358	1,886	472
	HAYS	Hay Shed Open Sides	45x22x16		Formed Metal	990	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (8.64 x 990)	8,554		8,554	6,843	1,711
	SHDS	Shed - Small by Bin	20x15x8		Formed Metal	300	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ 0% Func)</b>	<b>RCNLD</b>	
		Base Cost (18.58 x 300)	5,574		5,574	4,459	1,115
	SHDS	Yard Shed - Metal	20x16x8			320	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ 0% Func)</b>	<b>RCNLD</b>	
		Base Cost (18.26 x 320)	5,843		5,843	4,674	1,169
	SHDS	Yard Shed - Metal #3 West	23x8x8		Formed Metal	184	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ 0% Func)</b>	<b>RCNLD</b>	
		Base Cost (22.31 x 184)	4,105		4,105	3,284	821

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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GBST	Grain Bin 100 BU GR BN	6x6x6			135	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ 0% Func)</b>	<b>RCNLD</b>	
	Base Cost (1.62 x 135)		219		219	175	44
	SHDS	Yard Shed - Metal in Pens	16x16x8		Galvanized Metal	256	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ 0% Func)</b>	<b>RCNLD</b>	
	Base Cost (18.33 x 256)		4,692		4,692	3,754	938



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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
QA	QUINLAN LOAM	CR	11			1.365	56	56	76	76
QC	QUINLAN-WDWARD 5-12%	NP	14			2.485	45	45	111	111
QC	QUINLAN-WDWARD 5-12%	CR	14			15.414	71	71	1,098	1,098
WA	WOODWARD 1-3%	NP	43			1.740	138	138	239	239
WA	WOODWARD 1-3%	CR	43			4.267	219	219	934	934
WB	WOODWARD 3-8%	NP	33			1.722	106	106	182	182
WB	WOODWARD 3-8%	CR	33			15.007	168	168	2,521	2,521
<b>CR Totals</b>						42.000			5,161	5,161
<b>Total Agland</b>						42.000			5,161	5,161