



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:26:06
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300002496 Parcel ID 0000-12-27N-23W-2-001-00 Cadastral ID 0000-27N-23W-12-2-001-00 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 102 - 4R-BUFFALO Name ID 13428 BREWER, NANCY & REGAN BREWER 710 NW 4TH BUFFALO OK 73834-0000 Parcel Location Situs 00710 NW FOURTH ST Subdivision Lot/Block / Parcel Size 2 - Acres Sec/Twn/Rng 12 / 27 / 23 / 2 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO																																																																																																																									
Legal Description Lat/Long: 36.84580657 -99.62745303 SEC.12-27-23 TRACT IN NW4NW4 BOOK 656 PAGE 013																																																																																																																									
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>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	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																																																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																																																					
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></td> <td>Land Value</td> <td>5,750</td> <td>2,977</td> <td>12%</td> <td>357</td> <td>Assessed</td> <td>7,243 570.31</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements</td> <td>65,838</td> <td>57,390</td> <td></td> <td>6,886</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000 -78.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>71,588</td> <td>60,367</td> <td></td> <td>7,243</td> <td>Total Taxable</td> <td>6,243 492.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	Remove Cap		Land Value	5,750	2,977	12%	357	Assessed	7,243 570.31	Year Frozen		Improvements	65,838	57,390		6,886	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -78.00	TIF Project ID	0	Total Value	71,588	60,367		7,243	Total Taxable	6,243 492.00	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>/</td> <td>BREWER, NANCY AND</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	BREWER, NANCY AND																																																												
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																																																																																																																	
Remove Cap		Land Value	5,750	2,977	12%	357	Assessed	7,243 570.31																																																																																																																	
Year Frozen		Improvements	65,838	57,390		6,886	Penalty	0																																																																																																																	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -78.00																																																																																																																	
TIF Project ID	0	Total Value	71,588	60,367		7,243	Total Taxable	6,243 492.00																																																																																																																	
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
/	BREWER, NANCY AND																																																																																																																								
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>2025-300002496</td><td>BREWER, NANCY &</td><td>102</td><td>71,588</td><td>1000</td><td>6,033</td><td>475.00</td></tr> <tr><td>2024</td><td>2024-300002496</td><td>BREWER, NANCY &</td><td>102</td><td>72,408</td><td>1000</td><td>5,828</td><td>475.00</td></tr> <tr><td>2023</td><td>2023-300002496</td><td>BREWER, NANCY &</td><td>102</td><td>59,761</td><td>1000</td><td>5,630</td><td>466.00</td></tr> <tr><td>2022</td><td>2022-300002496</td><td>BREWER, NANCY &</td><td>102</td><td>59,761</td><td>1000</td><td>5,436</td><td>447.00</td></tr> <tr><td>2021</td><td>2021-300002496</td><td>BREWER, NANCY AND</td><td>102</td><td>56,117</td><td>1000</td><td>5,112</td><td>422.00</td></tr> <tr><td>2020</td><td>2020-300002496</td><td>BREWER, NANCY AND</td><td>102</td><td>56,117</td><td>1000</td><td>4,934</td><td>406.00</td></tr> <tr><td>2019</td><td>2019-0002496</td><td>BREWER, NANCY AND</td><td>102</td><td>56,525</td><td></td><td>4,761</td><td>395.00</td></tr> <tr><td>2018</td><td>2018-0002496</td><td>BREWER, NANCY AND</td><td>102</td><td>57,209</td><td></td><td>4,593</td><td>381.00</td></tr> <tr><td>2017</td><td>2017-0002496</td><td>BREWER, NANCY AND</td><td>102</td><td>55,276</td><td></td><td>4,431</td><td>368.00</td></tr> <tr><td>2016</td><td>2016-0002496</td><td>BREWER, NANCY AND</td><td>102</td><td>56,855</td><td></td><td>4,273</td><td>364.00</td></tr> <tr><td>2015</td><td>2015-0002496</td><td>BREWER, NANCY AND</td><td>102</td><td>53,038</td><td></td><td>4,119</td><td>327.00</td></tr> <tr><td>2014</td><td>2014-0002496</td><td>BREWER, NANCY AND</td><td>102</td><td>50,213</td><td></td><td>3,970</td><td>318.00</td></tr> <tr><td>2013</td><td>2013-0002496</td><td>BREWER, NANCY AND</td><td>102</td><td>50,621</td><td></td><td>3,826</td><td>305.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-300002496	BREWER, NANCY &	102	71,588	1000	6,033	475.00	2024	2024-300002496	BREWER, NANCY &	102	72,408	1000	5,828	475.00	2023	2023-300002496	BREWER, NANCY &	102	59,761	1000	5,630	466.00	2022	2022-300002496	BREWER, NANCY &	102	59,761	1000	5,436	447.00	2021	2021-300002496	BREWER, NANCY AND	102	56,117	1000	5,112	422.00	2020	2020-300002496	BREWER, NANCY AND	102	56,117	1000	4,934	406.00	2019	2019-0002496	BREWER, NANCY AND	102	56,525		4,761	395.00	2018	2018-0002496	BREWER, NANCY AND	102	57,209		4,593	381.00	2017	2017-0002496	BREWER, NANCY AND	102	55,276		4,431	368.00	2016	2016-0002496	BREWER, NANCY AND	102	56,855		4,273	364.00	2015	2015-0002496	BREWER, NANCY AND	102	53,038		4,119	327.00	2014	2014-0002496	BREWER, NANCY AND	102	50,213		3,970	318.00	2013	2013-0002496	BREWER, NANCY AND	102	50,621		3,826	305.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-300002496	BREWER, NANCY &	102	71,588	1000	6,033	475.00																																																																																																																		
2024	2024-300002496	BREWER, NANCY &	102	72,408	1000	5,828	475.00																																																																																																																		
2023	2023-300002496	BREWER, NANCY &	102	59,761	1000	5,630	466.00																																																																																																																		
2022	2022-300002496	BREWER, NANCY &	102	59,761	1000	5,436	447.00																																																																																																																		
2021	2021-300002496	BREWER, NANCY AND	102	56,117	1000	5,112	422.00																																																																																																																		
2020	2020-300002496	BREWER, NANCY AND	102	56,117	1000	4,934	406.00																																																																																																																		
2019	2019-0002496	BREWER, NANCY AND	102	56,525		4,761	395.00																																																																																																																		
2018	2018-0002496	BREWER, NANCY AND	102	57,209		4,593	381.00																																																																																																																		
2017	2017-0002496	BREWER, NANCY AND	102	55,276		4,431	368.00																																																																																																																		
2016	2016-0002496	BREWER, NANCY AND	102	56,855		4,273	364.00																																																																																																																		
2015	2015-0002496	BREWER, NANCY AND	102	53,038		4,119	327.00																																																																																																																		
2014	2014-0002496	BREWER, NANCY AND	102	50,213		3,970	318.00																																																																																																																		
2013	2013-0002496	BREWER, NANCY AND	102	50,621		3,826	305.00																																																																																																																		



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:26:06
 Page 2

Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 2 Topography Street Access Utilities Amenities Method Acre Base Lot Value 2.00 x 2,875.00 = 5,750 Factor Value Adjustments Lot Value 5,750		

Residential Data	
Type	1 Single Family Residence
Condition	3.25 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,269 / 1,904
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	9 / 1
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1935 / 87

HOUSE	3/30/2023
-------	-----------

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	77.04	Total Misc Impr	+ 4,906
Roofing Adj	+ 3.15	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 193,592
Heat/Cool Adj	+ 12.33	Depreciation (78%)	- 151,002
Plumbing Adj	+ 6.58	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 42,590
Adj Base Cost	= 99.10	Lot Value	+ 5,750
Total Area	x 1,904	Indicated Value	= 48,340
Adjusted Cost	= 188,686	Value Per SqFt	25.39

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	42,590		
Lot Value	5,750		
Indicated Value	48,340	25.39	Per SqFt
Agland Value			
Site Improvements	23,042		
Total Value	71,382	37.49	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	1318	25x8	2008	200	24.53		4,906



Harper

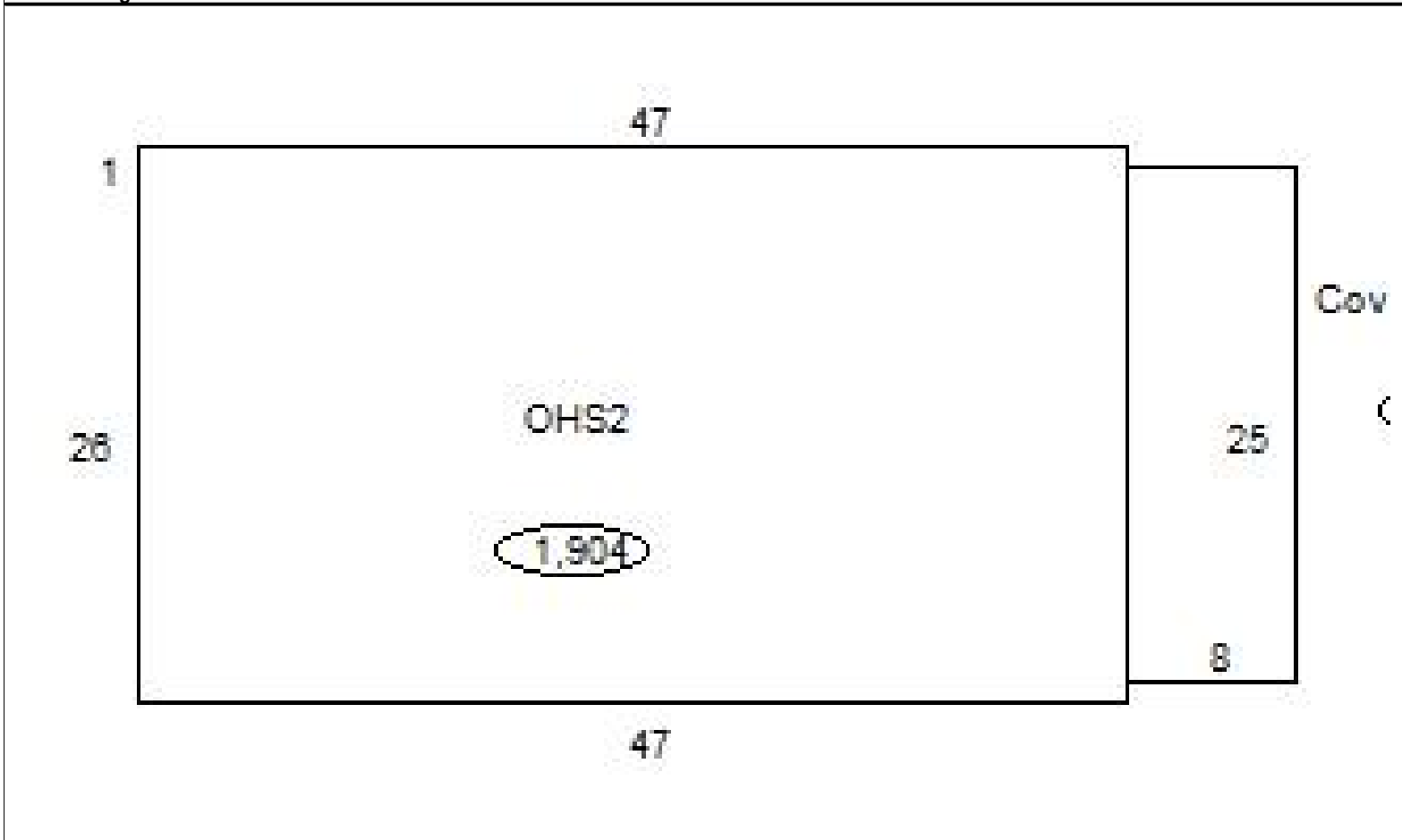
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:26:06
Page 3

Sketch Image

300002496



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	Covered Slab	200	1.000	200
2	R	5	Crawl	20	OHS2	1,269	1.500	1,904
Total Building Area						1,269		1,904



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:26:06
Page 4

300002496

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
 <p>0000-12-27N-23W-2-001-00 2496 07/20/2021</p>	SHDS	Yard Shed - Wood	10x8x6		Formed Metal	80
	Qual	3	Cond 3	Year 2022	Eff Age 4	
	Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)	
Base Cost (25.28 x 80)		2,022		2,022	384	1,638
	CKCP	Chicken Coop A Frame	10x5x6		Galvanized Metal	50
	Qual	3	Cond 3	Year 2022	Eff Age 4	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	
Base Cost (5.19 x 50)		260		260	65	195
	UTIL	Utility Building	40x40x14		Formed Metal	1,600
	Qual	3	Cond 3	Year 2003	Eff Age 23	
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	
Base Cost (25.28 x 1,600)		40,448		40,448	21,033	19,415
	HAYS	Open Face Shed OPF METAL SHED	35x15x10		Galvanized Metal	525
	Qual	3	Cond 3	Year 1990	Eff Age 36	
	Valuation Summary		Modifier Total	RCN	Depr (76% Phys/ % Func)	
Base Cost (7.51 x 525)		3,943		3,943	2,997	946
	LOAF	Loafing Shed/OPEN FACE	15x50x10		Galvanized Metal	750
	Qual	3	Cond 3	Year 1990	Eff Age 36	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	
Base Cost (5.65 x 750)		4,238		4,238	3,390	848