



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:26:15  
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Assessment Data				Primary Image															
Account	300002507																		
Parcel ID	0000-12-27N-23W-3-008-00																		
Cadastral ID	0000-27N-23W-12-3-008-00																		
Property Type	REAL - Real Property																		
Property Class	RC	VI Area	2																
Tax Area	102 - 4R-BUFFALO																		
Name ID	13435																		
YOUNG, WALTER D.																			
PO BOX 378																			
BUFFALO OK 73834-0000																			
Parcel Location																			
Situs	1227N23W38																		
Subdivision																			
Lot/Block	/	Parcel Size	.66 - Acres																
Sec/Twn/Rng	12 / 27 / 23 / 3																		
Neighborhood	1000 - COUNTY																		
School District	4-BUFFAL - 4-BUFFALO																		
f:\pictures\0000-12-27N-23W-3-008-00-001-000-001.jpg				11/14/2016															
Legal Description				Lat/Long: 36.76305817 -99.78426624		Building Permits													
SEC.12-27-23 TRACT IN S2				<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										
Parcel Valuation																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax											
Remove Cap		Land Value	3,300	1,951	12%	234	Assessed	234	18.43										
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	3,300	1,951		234	Total Taxable	234	18.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-300002507	YOUNG, WALTER D.	102	3,300	0	223	18.00												
2024	2024-300002507	YOUNG, WALTER D.	102	3,300	0	213	17.00												
2023	2023-300002507	YOUNG, WALTER D.	102	3,300	0	202	17.00												
2022	2022-300002507	YOUNG, WALTER D.	102	3,300	0	193	16.00												
2021	2021-300002507	YOUNG, WALTER D.	102	3,300	0	184	15.00												
2020	2020-300002507	YOUNG, WALTER D.	102	3,300	0	175	14.00												
2019	2019-0002507	YOUNG, WALTER D.	102	3,300		167	14.00												
2018	2018-0002507	YOUNG, WALTER D.	102	3,300		159	13.00												
2017	2017-0002507	YOUNG, WALTER D.	102	3,300		151	13.00												
2016	2016-0002507	YOUNG, WALTER D.	102	3,300		144	12.00												
2015	2015-0002507	YOUNG, WALTER D.	102	3,300		137	11.00												
2014	2014-0002507	YOUNG, WALTER D.	102	3,300		131	10.00												
2013	2013-0002507	YOUNG, WALTER D.	102	3,960		125	10.00												



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Lot Data	Primary Image
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres 0.66</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 181 RURAL COMMERCIAL</p> <p>Value Method Acre</p> <p>Base Lot Value .66 x 5,000.00 = 3,300</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 3,300</p>	
Cost Approach	
<p>Manual Date 07/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value</p> <p>Land Value 3,300</p> <p>Cost Approach Value 3,300</p>	<p><b>Image Information</b></p> <p>Image ID 1664</p> <p>Image Date 11/14/2016</p> <p>Name 0000-12-27N-23W-3-008-00-001-000-001.jpg</p> <p>Description f:\pictures\0000-12-27N-23W-3-008-00-001-000-001.jpg</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)</p> <p>Vacancy &amp; Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value 3,300</p> <p>Total Appraised Value 3,300</p>