



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:26:28
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Assessment Data					Primary Image									
Account	300002523				No Image On File									
Parcel ID	0000-13-27N-23W-2-003-00													
Cadastral ID	0000-27N-23W-13-2-003-00													
Property Type	REAL - Real Property													
Property Class	E	VI Area	2											
Tax Area	102 - 4R-BUFFALO													
Name ID	13445													
WESTERN FARMERS ELECTRIC COOP														
P O BOX 429 ANADARKO OK 73005-0000														
Parcel Location														
Situs	1327N23W23													
Subdivision														
Lot/Block	/	Parcel Size	1.24 - Acres											
Sec/Twn/Rng	13 / 27 / 23 / 2													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.81618588 -99.61572173														
SEC. 13-27-23 1.24 AC TRACT IN NENW														
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" style="height: 100px;"> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
Sale History														
Bk/Pg	Grantor			Date	Price	Code								
/	WESTERN FARMERS ELECTRIC COOI													
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	5,046	0	12%	0	Assessed	0	0.00					
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	5,046	0		0	Total Taxable	0	0.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300002523	WESTERN FARMERS ELECTRIC COOP			102	5,046	0		.00					
2024	2024-300002523	WESTERN FARMERS ELECTRIC COOP			102	5,046	0		.00					
2023	2023-300002523	WESTERN FARMERS ELECTRIC COOP			102		0		.00					
2022	2022-300002523	WESTERN FARMERS ELECTRIC COOP			102		0		.00					
2021	2021-300002523	WESTERN FARMERS ELECTRIC COOP			102		0		.00					
2020	2020-300002523	WESTERN FARMERS ELECTRIC COOP			102		0		.00					
2019	2019-0002523	WESTERN FARMERS ELECTRIC COOP			102				.00					
2018	2018-0002523	WESTERN FARMERS ELECTRIC COOP			102				.00					
2017	2017-0002523	WESTERN FARMERS ELECTRIC COOP			102				.00					
2016	2016-0002523	WESTERN FARMERS ELECTRIC COOP			102				.00					
2015	2015-0002523	WESTERN FARMERS ELECTRIC COOP			102				.00					
2014	2014-0002523	WESTERN FARMERS ELECTRIC COOP			102				.00					
2013	2013-0002523	WESTERN FARMERS ELECTRIC COOP			102				.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 1.0091</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 1.01 x 5,000.50 = 5,046</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 5,046</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 5,046</p> <p>Cost Approach Value 5,046</p>	<p>Image ID</p> <p>Image Date</p> <p>Name</p> <p>Description</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy & 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 5,046</p> <p>Total Appraised Value 5,046</p>	