



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	300002696													
Parcel ID	0000-14-27N-24W-3-001-00													
Cadastral ID	0000-27N-24W-14-3-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	3											
Tax Area	102 - 4R-BUFFALO													
Name ID	13519													
HAMLIN CHILDREN, LLC														
RR 1, BOX 142														
BUFFALO OK 73834-0000														
Parcel Location														
Situs	18319 HWY 64 N.													
Subdivision														
Lot/Block	/	Parcel Size	158.84 - Acres											
Sec/Twn/Rng	14 / 27 / 24 / 3													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
HOUSE 6/17/2025														
Legal Description Lat/Long: 36.81190040 -99.93151889														
SEC. 14-27-24 SW4 BOOK 618 PAGE 260														
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"> </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										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	13,788	13,753	12%	1,650	Assessed	7,394 582.20						
Year Frozen		Improvements	57,421	47,868		5,744	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00						
TIF Project ID	0	Total Value	71,209	61,621		7,394	Total Taxable	7,394 582.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300002696	HAMLIN CHILDREN, LLC	102	71,209	0	7,179	565.00							
2024	2024-300002696	HAMLIN CHILDREN, LLC	102	76,487	0	6,971	568.00							
2023	2023-300002696	HAMLIN CHILDREN, LLC	102	72,088	0	6,767	560.00							
2022	2022-300002696	HAMLIN CHILDREN, LLC	102	63,266	0	6,570	540.00							
2021	2021-300002696	HAMLIN CHILDREN, LLC	102	60,727	0	6,379	527.00							
2020	2020-300002696	HAMLIN CHILDREN, LLC	102	60,727	0	6,193	510.00							
2019	2019-0002696	HAMLIN CHILDREN, LLC	102	60,727		6,013	498.00							
2018	2018-0002696	HAMLIN CHILDREN, LLC	102	60,727		5,838	484.00							
2017	2017-0002696	HAMLIN CHILDREN, LLC	102	57,561		5,667	471.00							
2016	2016-0002696	HAMLIN CHILDREN, LLC	102	57,561		5,504	468.00							
2015	2015-0002696	HAMLIN CHILDREN, LLC	102	55,865		5,343	424.00							
2014	2014-0002696	HAMLIN CHILDREN, LLC	102	53,072		5,187	416.00							
2013	2013-0002696	HAMLIN CHILDREN, LLC	102	66,081		5,036	401.00							



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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% Frame, Siding, Vinyl
Base/Total Area	1,767 / 1,767
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	PARTIAL -
Year/Eff Age	1945 / 79

HOUSE 6/17/2025

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	46,327		
Lot Value	5,000		
Indicated Value	51,327	29.05	Per SqFt
Agland Value	8,788		
Site Improvements	11,223		
Total Value	71,338	40.37	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	81.68	Total Misc Impr	+ 11,789
Roofing Adj	+ 4.58	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 193,030
Heat/Cool Adj	+ 10.77	Depreciation (76%)	- 146,703
Plumbing Adj	+ 5.54	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 46,327
Adj Base Cost	= 102.57	Lot Value	+ 5,000
Total Area	x 1,767	Indicated Value	= 51,327
Adjusted Cost	= 181,241	Value Per SqFt	29.05

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	Wood Deck - Covered	1420	33x9	1980	297	25.54		7,585
RSPC	Raised Slab Porch - Covered	1421	15x7	1965	105	40.04		4,204



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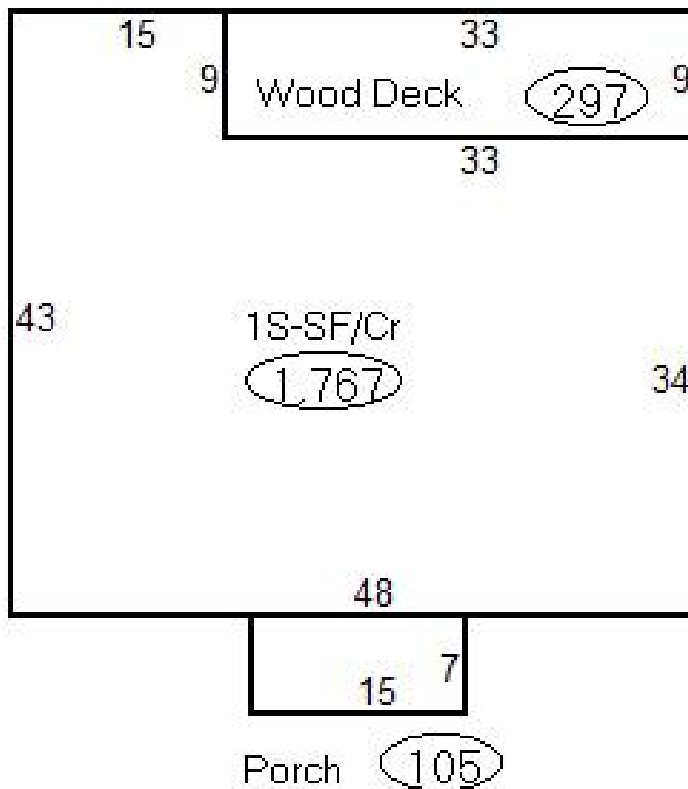
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Sketch Image

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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	1,767	1.000	1,767
2	M	WODC		20	Wood Deck	297	1.000	297
3	M	RSPC		20	Porch	105	1.000	105
Total Building Area						1,767		1,767



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LOAF	Loafing Shed	35x15x16	Dirt	Galvanized Metal	525	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary			Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (5.95 x 525)		3,124		3,124	2,499	625
	UTIL	Utility Building	60x30x16	Concrete	Galvanized Metal	1,800	
	Qual	3.5	Cond 3	Year 1960	Eff Age 66		
	Valuation Summary			Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (26.89 x 1,800)		48,402		48,402	38,722	9,680
	PACN	Paving - Concrete / UTILITY SHED DRIVEWAY	30x16x0	Concrete		480	
	Qual	3	Cond 3	Year 1960	Eff Age 66		
	Valuation Summary			Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.17 x 480)		2,002		2,002	1,602	400
	PACN	Paving - Concrete / DRIVEWAY	32x16x0	Concrete		512	
	Qual	3	Cond 3	Year 1960	Eff Age 66		
	Valuation Summary			Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.16 x 512)		2,130		2,130	1,704	426
	PACN	Paving - Concrete / SIDEWALK	20x3x0	Concrete		60	
	Qual	3	Cond 3	Year 1960	Eff Age 66		
	Valuation Summary			Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (7.64 x 60)		458		458	366	92



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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
MF	MANSKER-POTTER3-5%	NP	25			20.639	80	80	1,651	1,651
MG	MANSKER-POTTER 5-20%	NP	15			112.712	48	48	5,410	5,410
QA	QUINLAN LOAM	NP	11			7.546	35	35	266	266
QC	QUINLAN-WDWARD 5-12%	NP	14			8.129	45	45	364	364
W	WATER	NP	0			.759	0	0	0	0
WA	WOODWARD 1-3%	NP	43			7.870	138	138	1,083	1,083
WD	WOODWARD-QUINLAN3-8%	NP	23			.186	74	74	14	14
NP Totals						157.840			8,788	8,788
Total Agland						157.840			8,788	8,788